



COMMUNITY BOARD NO. 1

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COMBINED PUBLIC HEARING AND BOARD MEETING JANUARY 8, 2019 211 AINSLIE STREET

Note to all speakers, all those who wish to speak during Public Session must sign and submit their speaker's form at 5:45 P.M. no later than 6:15 P.M.

This meeting is live streamed courtesy of Council Member Stephen T. Levin.

PUBLIC HEARING

ROLL CALL

Chairperson Ms. Dealice Fuller requested a roll call. District Manager Mr. Esposito called the roll and announces that at 6:03 PM there were 21 members present, a sufficient number for a quorum to conduct the public hearing. Chairperson Ms. Fuller opened the public hearing. She congratulated all, on a happy and healthy holiday.

APPROVAL OF THE AGENDA

Ms. Kaminski made a motion to approve the agenda as written. The motion was seconded by The motion was unanimously carried.

UNENCLOSED SIDEWALK CAFÉ – DOUBLE DEEP LLC 2, DBA BLACK FLAMINGO, 168 BORINOQUEN PLACE, Brooklyn, NY 11211-4654; RENEWAL (Application # 2034408 - DCA) 8 Tables; 16 Chairs. (Rep. – Andrew Caraballo). There was no presentation made at this time on the item.

PRESENTATION: - Application made to the NYC Landmarks Preservation Commission for a proposal for the roof deck and additional restoration and improvements to St. Paul's Lutheran Evangelical Church, 306-312 Rodney Street (AKA 324-334 South 5th Street) Brooklyn, NY 11211. The presentation was made by the applicant/representative, Ms. Mary B. Dierickx of the Historic Preservation Consultant team. A presentation was made on the plans for the site. Ms. Dierickx was joined with members of the renovation team. Handouts were provided

to the members. Ms. Dierickx noted that the church was built in 1880. There was a fire that changed the original structure and the roof top. The presentation is attached. The restoration and maintenance of St. Paul's Evangelical Lutheran Church will be funded through a sale of air rights and certain easements. The exterior envelope, in dire need of repair will be replaced. The building will be brought up to code and future maintenance will be repaired and restored; the stained glass windows; currently in poor condition, will be restored and other windows replaced. The building will be brought up to code and future maintenance will be funded. The developers of the adjacent new building at 304 Rodney Street will use the air rights and easements to build a taller building. They will build a rooftop terrace, recreate the original parapets and evoke the original roof line through trusses, construct a sky bridge to the roof from the new building; and replace the noncompliant rear façade fire stairs, and replace the unsympathetic and unsafe gate at the side entrance. The new roof will be guaranteed in perpetuity. A scope for the restoration and repairs was provided. A listing of the benefits to St. Paul's Church was provided and noted that the project would be revitalizing the church, bringing it back to life as a safe and sound place for the community. The project would ensure the church building's preservation into the future. The project would address the immediate needs of the church through professional services. The members raised some questions which the development team responded to. There were no additional questions at this time. Chairperson Ms. Fuller asked for the speakers to come forward on the item.

Pastor Thomas Vito Aiuto, spoke in support of the renovations. His congregation, Resurrection Williamsburg, uses the church for their services. They have been renting space for about 14 years. He now part of the development team of the church. They meet at the church every week and hold events there. The renovations will allow the church to continue serving the community.

Ms. Gleniz Colin, resident of Williamsburg, is a long time member of the church. She spoke about the history of the church and the maintenance needs of the facility. She endorses the renovation and development plans for the landmarked building. She asked the board's support so that it can give back to the community another 140 years.

Ms. Gina Barrows, Secretary of the Church Council/St. Paul Evangelical Lutheran Church, spoke in support of the renovations. She noted that the church has been the host to many community groups, such as Los Sures. They have been a location for many events that benefit the community. The parish hall has been available to the community of South Williamsburg. The renovations will allow them to do repairs to the building and the stain glass windows.

Mr. Daniel Walker, spoke on behalf of his father James Walker who was out of the country at this time. He related the needs for the development and the support that will be provided by the agreement with the next door building's developer.

Chairperson Ms. Fuller acknowledged that Captain Glynn, Commanding Officer was present. He addressed the board members and noted that the Community Council

NYCHA – UPDATE: Concerning the agency's proposed plans to provide a new management and service model for the various developments located within the confines of Brooklyn CB #1 – by Ms. Polina Bakhtiarov, Director of Real Estate Development/NYCHA. Mr. Brian Honan, director of Government Relations (NYCHA) and Ms. Polina Bakhtiarov, Director of Real Estate

Development (NYCHA) provided a presentation updating NYCHA's plans. Mr. Honan related that there are challenges for NYCHA. The presentation is attached. Mr. Hogan noted that they are looking to meet the challenges of raising funds for the developments. CB #1 has a large amount of NYCHA developments within its confines. He spoke about the needs to get funding from other sources as a lot of funding no longer exists. He noted that they are looking at developing a partnership for the NYCHA developments. In the partnership agreement, there is an incentive. They can remove the management. NYCHA can withhold payment.

The representative from NYCHA, Ms. Bakhtiarov continued the presentation and noted that they will be issuing a request for proposal. There was a question about the development at Cooper Park. It was noted that NYCHA is continuing to talk to the residents.

Mr. Burrows asked about what happens to the (NYCHA) workers with the new management? Mr. Honan related that workers (under RAD) have a choice to work at another NYCHA development. There was some issues raised about workers and the union. He noted that they cannot demand a union... wages are comparable to the 32BJ union.

- NYCHA is the largest public housing authority in the United States (NYCHA public housing serves 1 in 22 New Yorkers across the 5 boroughs. Since 2014, NYC City has invested over \$2.1 Billion in NYCHA).
- However, NYCHA's housing stock has aged significantly.
- It was noted that declining and uncertain federal support have contributed to deteriorating conditions. Capital funding has not kept pace with capital needs.
- NYCHA's capital needs are growing rapidly and inaction is not an option.

NYCHA 2.0: Assuring quality housing for a NYCHA residents. An outline to the plan was provided

1. PACT (Permanent Affordability Commitment Together) to Preserve (PTP)
2. Build to Preserve (BTP)
3. Transfer to Preserve (TTP)
4. Invest to Preserve (ITP)

Mr. Honan related that they are not going away. They will still do the tenanting and section 8 will continue. Mr. Honan noted that they are looking at developing a partnership for the NYCHA developments. Requests for proposals will be issued to solicit interested entities. In the partnership agreement, there is an incentive. They can remove the management. NYCHA can withhold payment. Mr. Burrows asked about what happens to the (NYCHA) workers with the new management? Mr. Rodriguez, from Council Member Reynoso's Office, spoke on the plans. He noted a settlement was expected to be made regarding NYCHA. Mr. Honan related that workers (under RAD) have a choice to work at another NYCHA development. There was some issues raised about workers and the union. He noted that NYCHA cannot demand a union... wages are comparable to the 32BJ Union. The right to unionize will be there. Chairperson Fuller noted that they should continue to inform the community, This is why this matter is on the agenda for a presentation, so that the community is informed. Rabbi Niederman noted that Mr. Honan was a "frequent flyer" at the Housing & Public Housing Committee's meetings, where he has attended to provide various updates about NYCHA.

PRESENTATION: NYC Dept. of City Planning RE: DSNY BK District 3 Garage Parking Lot, Application # C190212 POK – In the matter of an application submitted by the Department of Sanitation and the Department Of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for the acquisition of property located at 145 Randolph Street (Block 2976, Lot 45) for continued use as a parking lot. [Item Voted On This Evening]

PRESENTATION: NYC Dept. Of City Planning RE: DSNY BK DIST. 3 GARAGE APPLICATION # C190211 POK – In the matter of an application submitted by the Department of Sanitation and the Department Of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for the acquisition of property located at 525 Johnson Avenue (Block 2987, Lot 16) for continued use as a sanitation garage. [Item Voted On This Evening]

Mr. Andres De Leon II, Deputy Director, Real Estate, DSNY, presented on these ULURP applications. The three applications were all regarding the BK3 garage operating in CB #1.

- DSNY is seeking CB1 approval for continued use of the current BK3 garage located in Community District 1 at 525 Johnson Avenue/145 Randolph Street during construction of a new facility at 60 Nostrand Avenue in Community District 3.
- Once construction is completed, DSNY intends to vacate the current BK3 garage at 525 Johnson Avenue/145 Randolph Street.

He said that they are storing their trucks on these sites until they build the new garage. He provided some details on the number of vehicles stored and the routes used to get to CB3.

Mr. De Leon noted that the new garage would be LEED certified. He displayed a rendering of the proposed building. It is at 50 Nostrand Avenue (and Flushing Avenue). They plan to break ground in 2019. Construction would take 46-42 months. Mr. Needleman asked what would happen to the Johnson Avenue site. Mr. De Leon noted that it was private property owned by a private entity. Mr. Solano asked why the application is so late...it was submitted in December. Mr. De Leon related that the new location is going through a ULURP process. There is a tenant on the site. The Landlord reserves the right to evict them. Mr. Elkins asked for a timeline. Mr. Needleman asked about the other site (in BK 3)? Questions were raised about the site in BK3. What is it being used for now? It was noted that there was a tenant on the site. Their lease expired last month. There is a bus company there now. Mr. Burrows asked about the language in the action...was it a lease or an acquisition? Mr. De Leon noted that the use of "acquisition" is used for obtaining a lease in this case. Concern was raised about an eviction of the City on the site of this continued use. Where would these trucks go...will they be parked all over the street? It was noted that there was a 10 year lease on the current site in CB #1. The lease expired last year.

The Land Use Committee was called together to caucus on the item, and to return back to the board to present a recommendation on this land use item for the board members to consider and vote on this evening.

PRESENTATION: BSA APPLICATION # 2018-191-BZ – Application For Special Permit To Reduce Required Parking For Use Group 6B Office Use - To Facilitate Development Of New Mixed Use Building At 215 North 10th Street, Borough Of Brooklyn, N/W Corner Of North 10th Street And Roebling Street, Block 2299 Lot 21 – This application requests a special permit to reduce parking requirement for Use Group 6B office use, associated with proposed 64,793 sq. ft. new mixed-use residential, office, and retail building at 215 North 10th Street, Borough of Brooklyn (Rep./Slater & Beckerman)

Mr. Ben Stark, from Slater & Beckerman, presented on this request. The presentation is attached. He noted that they were seeking a reduction of parking (number of spaces). He displayed renderings of building for the site. He described the site and the construction at 215 North 10th Street. The building would be a 6-story building with a combination of residential and commercial space. The application, which is before the Board of Standards and Appeals, is for a special permit. They are seeking to have a special permit granted that would reduce the number of parking spaces for the proposed building's Use Group 6B Office Space. The site is at the corner of North 10th Street and Roebling Street. It is in mixed use zoning area: M1-2/R6A (MX), that permits both residential use and commercial & industrial uses. The proposed building is 6 stories/approximately 65,000 square feet. The building is 70 feet tall per the zoning. In addition to the commercial space, there will be residential uses. The mixed use being an almost 50/50 split. Proposal is for 31 residential condo units (each approximately 1,000 sq. feet). There are 77 parking spaces proposed. 30,699 square feet of office use is proposed. The Parking Breakdown with the special permit is 77 total parking spaces (51 parking spaces for Office use (required); 16 parking spaces for the building's 31 condos (required); 3 parking spaces for the building's small retail component (required); 7 additional parking spaces for use by either the office users, the residences, or retail users (voluntarily provided). Ms. Gallagher asked about environmental contamination at the site. Mr. Stark noted that they would remediate according to NYS guidelines. Mr. Stark noted that there is some activity on the site now. He related that the condo units are on the top three floors. They plan to rent the parking spaces. Part of the BSA application calls for a parking study. A parking survey was done around March/April last year. Mr. Burrows asked about bicycle spaces, will these be considered? Ms. Odomirok related that she lives in the area and noted that there is very little parking on the streets.

Chairperson Fuller requested the speakers on liquor licenses and sidewalk cafes to come forward.

(Comments on Liquor Licenses)

Ms. Nancy Wechter, resident representing the Filmore Place. She spoke in opposition to the liquor license for Taçombe Holdings LLC. She noted the area is saturated with taco restaurants. It is across from the POD Hotel. She raised concern about ventilation, and the noise on the roof from the equipment. It is close to residences. There are 20 liquor licenses in the area and a number of taco places. She mapped them all out. She feels that there is no community benefit there. They are overwhelmed with tourists.

Mr. Ike (Isaias) Moran, resident of Metropolitan Avenue, spoke in opposition of the restaurant's liquor license. He lives next door to it. He was concerned for his child because of restaurant's closeness. There are concerns about noise and odors. He said that they do not need another

restaurant in the area. There is a bar in the POD Hotel and you do not need another one in the area.

(Comments on Sidewalk Cafes)

Mr. Tom Hameline, from the Fillmore Place Historic District, related his opposition for the POD Hotel's sidewalk café. He related that there were a number of reasons why they should not get a liquor license. The area is already over saturated. The POD Hotel has not installed the noise reducers that were required with their license. The canopy was never installed. The committee has opposed the license in their meeting.

Mr. Dennis Tomkins, from the Fillmore Place Historic District, spoke in opposition of the POD Hotel's sidewalk café. He noted a lot of concerns about noise from the establishment. The area is oversaturated with bars already.

LIQUOR LICENSES

NEW

- 1) 147 149 McCarren LLC,, dba McCarren Hotel, 160 North 12th Street, (Method of Operation Change, liquor, wine/beer, cider, hotel)
- 2) 664 Manhattan LLC, 664 Manhattan Avenue, (Corporate Change, liquor, wine/beer, cider, rest)
- 3) An Entity to be Formed by Peter Staalkins, 98 Berry Street, (New, liquor, wine/beer, cider)
- 4) Aura Cocina & Bar Inc., 315 Meserole Street, (New, liquor, wine/beer, cider, rest)
- 5) Casa Ora LLC, dba Casa Ora, 148 Meserole Street, (New, liquor, wine/beer, cider, rest)
- 6) Hungry Burrito I Inc., 510 Morgan Avenue, (New, wine/beer, cider, rest)
- 7) MJ Blue Sage & Co LLC, dba Juanchis Burgers, 225 South 1st Street, (New, wine/beer, cider,)
- 8) OZI Food Inc. dba OZI Dumplings, 19 Bogart Street Unit 1, (New, wine/beer, cider, rest)
- 9) Secret Loft LLC, dba Secret Loft, 198 Randolph Street, (New, liquor, wine/beer, cider, bar/tavern)
- 10) Urban Outfitters, dba East Hae, 98North 6th Street, (New, liquor, wine/beer, cider, rest)

RENEWALS

- 1) 147 149 McCarren LLC,, dba McCarren Hotel, 160 North 12th Street, (Renewal, liquor, wine/beer, cider, hotel)
- 2) 194 Bedford Ave Rest Corp., 194 Bedford Avenue, (Renewal, liquor, wine/beer/cider, rest)
- 3) 536 Driggs Avenue Corp., 536 Driggs Avenue, (Renewal, liquor, wine/beer)
- 4) Cajun Project LLC, dba On Track Bar, 141 Broadway, (Renewal, liquor, wine/beer, cider, bar tavern)
- 5) Crow and Chick LLC, dba Lighthouse, 145 Borinquen PL, (Renewal, liquor, wine/beer, cider, rest)
- 6) Garibaldi 0674 Inc., dba Slick Willie, 179 Meserole Avenue, (Renewal, liquor, wine/beer, cider, rest)
- 7) Graham Avenue Pizza Corp., dba Carmine's Pizzeria, 358 Graham Avenue, (Renewal, liquor, wine/beer, cider, rest)

- 8) M & M Restaurant Group LLC, dba Cantina Royal, 58 North 3rd Street, (Renewal, liquor, wine/beer, cider, rest)
- 9) Peter Luger Inc., 178 Broadway, (Renewal, liquor, wine/beer, cider, rest)
- 10) Samessa 495 LLC, 495 Lorimer Street, (Renewal, wine/beer, cider, rest)
- 11) Severed Heads LLC, dba Blanca, 261 Moore street, (Renewal, liquor, wine/beer, cider, rest, bar)
- 12) Trix Inc., dba Trix, 145 Bedford Avenue, (Renewal, liquor, wine/beer, cider, rest)
- 13) Weylin Seymour LLC, dba Weylin B Seymour's, 175 Broadway-West Cellar, (Renewal, liquor, wine/beer, cider, bar/tavern)

The agenda items were completed and the public hearing was closed. The board members moved to the regular Board Meeting portion of the agenda.

BOARD MEETING

MOMENT OF SILENCE

Chairperson Ms. Fuller called for a moment of silence.

ROLL CALL

Chairperson Ms. Fuller requested a roll call. A roll call was conducted at 8:23 P.M.; 33 members answered the call. There was a sufficient number of members present to open the regular board meeting.

APPROVAL OF THE AGENDA

Mr. Caponegro made a motion to approve the agenda as written. The motion was seconded by Ms. McKeever. The motion was unanimously carried.

APPROVAL OF THE MINUTES

Ms. Cabrera made a motion to support the minutes as written for the December 11, 2018 Combined Public Hearing and Board Meeting. The motion was seconded by Mr. Indig. The motion was unanimously carried.

COMMITTEE REPORTS

Land Use Committee – Ms. Maria Viera presented the committee's report in the absence of the committee chair, Ms. Teague, as she was not here this evening. She noted that the committee met this evening and unanimously voted to recommend denial of the applications to renew the applications made regarding DSNY BK District 3 Garage Parking Lot, Application # C190212 POK – acquisition of property located at 145 Randolph Street (Block 2976, Lot 45) for continued use as a parking lot, and DSNY BK DIST. 3 GARAGE APPLICATION # C190211 POK – for the acquisition of property located at 525 Johnson Avenue (Block 2987, Lot 16) for continued use as a sanitation garage. These sites are in CB-#1 and should be located in CB #3. They should find

a location in CB #3. Ms. Viera noted the recommendation and made a motion to support the recommendation. The motion was seconded by Mr. Needleman. Ms. Viera noted that there was a motion on the floor to deny the renewal applications. A roll call vote was requested.

NAME	YES	NO	ABS	RECUSAL
GINA ARGENTO	X			
BOGDAN BACHOROWSKI				
LISA BAMONTE	X			
LOUIS BARRICELLI	X			
GINA BARROS	X			
ERIC BRUZAITIS	X			
THOMAS J. BURROWS	X			
PHILIP CAPONEGRO	X			
IRIS CABRERA	X			
FRANK P. CARBONE	X			
STEPHEN CHESLER	X			
MICHAEL CHIRICHELLA				
THERESA CIANCIOTTA	X			
JOSHUA COHEN	X			
ARTHUR DYBANOWSKI				
T. WILLIS ELKINS	X			
JULIA AMANDA FOSTER	X			
SAMUEL FRANCOZ				
DEALICE FULLER				
EMILY GALLAGHER	X			
VINCENT GANGONE				
SOLOMON GREEN		X		
JOEL GROSS				
SONIA IGLESIAS	X			
MOISHE INDIG		X		
BOZENA KAMINSKI	X			

AVROM KATZ				
RYAN KUONEN	X			
YOEL LANDAU		X		
MARIE LEANZA	X			
YOEL LOW		X		
TRINA McKEEVER	X			
TOBY MOSKOVITS				
MARTIN NEEDELMAN	X			
SIMON NEUSTEIN				
RABBI DAVID NIEDERMAN		X		
KAREN NIEVES	X			
MARY ODOMIROK	X			
JANICE PETERSON				
DANA RACHLIN	X			
MICHAEL GARY SCHLESINGER		X		
ISAAC SOFER				
ROBERT SOLANO	X			
JAMES STUART	X			
DEL E. TEAGUE				
TOMMY TORRES	X			
MARIA VIERA	X			
STEPHEN WEIDBERG	X			
SIMON WEISER	X			
TESA WILSON				
TOTAL:	30	6	0	0

District Manager Mr. Esposito conducted the roll call and announced the vote and noted that it was carried.

Chairperson Ms. Fuller noted that the next item from the committee to vote on was regarding a landmarks application.

Ms. McKeever presented the Landmark Subcommittee's report.

1.) LPC Application – 175 Broadway – Williamsburgh Savings Bank - Proposed Marquee. Carlos Perez San Martin, owner and developer of 175 Broadway, formerly Williamsburg Savings Bank, (built 1875, landmarked 1966) now the Weylin event space, brought a proposal to the committee for a marquee for the eastern entrance facing Broadway. The proposed marquee, to be formed of structural steel painted black with a glass ceiling and canopy is to be free standing, anchored into the ground, completely detached from the building masonry, thereby reversible. Perez San Martin explained that without a canopy, the entrance exposed to the weather has proved hazardous; visitors have slipped and fallen on the steps. While not architecturally contextual (beaux arts buildings such as 175 Broadway were not built with marquees), similar designs exist on similar landmark buildings in NYC (such as the San Regis Hotel and BAM). The committee voted unanimously to recommend approval of the proposed marquee.

2.) LPC Application – 306-312 Rodney Street (aka 324-334 South 5th Street) – Development/open space requirements; Proposed restorations to St. Paul's Church; Proposed railing; Proposed sky bridge; Proposed egress stair; Proposed side yard egress/alternative options.

St Paul's Evangelical Lutheran Church on the corner of Rodney and South 5th Street was designed by prominent American architect J.C. Cady in the Romanesque Revival style in 1884. The church received Landmark designation in 2011. In 1944 a fire destroyed the original peaked roof, gables and turrets. Currently, the church and parsonage are in need of extensive repair to the masonry, the windows and moreover, the roof. For the past six years, the church governance has been in negotiation with the developers of the contiguous 16 story residential development site.

Project overview from LPC Proposal:

"The substantial restoration of St. Paul's Evangelical Lutheran Church ... will be funded by the owners of the adjacent new (16 story) building in return for the air rights and certain easements. With the funds from the air rights and easements, the church will restore exterior masonry, selected slate roofing, the stained glass and other windows, and bring the building up to code. The developers of 304 Rodney will build a rooftop terrace for community use, recreate the original parapets and evoke the original roof line, repair selected slate roofing, construct a sky bridge to the roof from the new building, replace the noncompliant rear façade fire stairs, and replace the *unsympathetic* gate at the side entrance."

The team presenting the project to the committee consisted of:

Historic Preservation consulting (Mary Dierickx)

-Li Saltzman Architects – roof terrace preservation architect (Meisha Hunter)

-Syndicate Architecture PLLC – architects for 304 Rodney development- Parkview – Management Inc. (Aaron Schlesinger and Benjamin Frances)

-representatives from the church governing committee, including Gina Barros

The components of the project requiring LPC approval consist of:

1) The Rooftop Terrace

- Intention to restore gables and turrets to original (pre-1944 fire) condition (on both Rodney Street and South 5th Street),

- install roof trusses evocative of original (pre 1944 fire) roof peak from which a roof deck will be supported
- new deck will not rely on the existing church for structural integrity, will be supported independently by trusses and gable
- Intention for trellis* to be installed on the trusses to support vine planting

2) Egress stair

- To replace noncompliant covered stair in the side yard (currently providing exit door from 2nd floor auditorium)
- Proposed stair to provide egress from roof (covered by metal canopy) and 2nd floor auditorium)
- New fire rated door for existing masonry opening

3) The sky bridge (connecting the 4th floor of Development to the roof terrace:

- Set back 72' from Rodney Street
- Structurally completely independent from the church, cantilevered from the development using structural concrete braces
- Made of cast concrete with glass railings, intentionally contextual to the development, not at all to the church

4) The gate under the arch

- To replace existing chain link fence
- New gate to reflect image from 1939 photo

The committee devoted much time understanding the extremely nuanced proposal, as well as understanding the current dire condition of the church, the work that the church officials have played in shaping the proposal and more generally, the role the church plays in the lives not just to its parishioners, but to the community at large.

Upon learning that the roof deck will be exclusively for the residents of the development with the exception of 16 days/year in which the church members will have exclusive use (dates to be mutually agreed upon, one day per month plus four additional days), the committee asked for and received assurance that the church governance was satisfied with this condition. Additionally, the roof terrace will close at 9pm, parties and alcohol will not be permitted.

Gina Barros read a statement from James Walker the vice president of the church as well as spoke passionately in support of the proposal and the vital need for the restoration work, the new roof (and its maintenance guaranteed in perpetuity) plus additional operating funds which the proposed collaboration provides. The proposed restoration work has been planned to LPC standards and much of the work is already in the permitting phase.

While the roof trusses are a radical design, evocative of a ruin and, as was evident in the site line diagrams included in the proposal, will be prominently viewable from the street at many angles, the painstakingly accurate restoration work to such an important building – important

architecturally and spiritually, as well as a building that plays such an important place in the community at large, and recognizing that the creation of the roof terrace on top of the church will enable the developers to fulfill the zoning open space requirement for their project, the committee voted unanimously to recommend approval for all aspects of the project. (Gina Barros recused herself from the vote). The members discussed the items.

A motion was made by Ms. Cabrera to approve the report and the items in it. The motion was seconded by Mr. Caponegro. The motion was carried (Ms. Gallagher abstained, Ms. Barros recused herself). The vote was as follows: 40 "YES"; 0 "NO"; 1 "ABSTENTIONS"; 1 "RECUSAL".

SLA REVIEW & DCA COMMITTEE – Mr. Burrows submitted a written report and he presented it to the full board. He noted that some changes were made to the written report.

UNENCLOSED SIDEWALK CAFÉ – NEW - POD BK F & B LLC, 247 METROPOLITAN AVENUE, BROOKLYN, NY 11211-4009. Application # 16959-2018-ASWC, 20 Tables; 40 Chairs. The Committee recommends denial.

UNENCLOSED SIDEWALK CAFÉ – NEW- UNENCLOSED SIDEWALK CAFÉ APPLICATION: CHEZ SAM LLC, DBA BENELUX, 25 BOGART STREET, BROOKLYN, NY 11206. (Application # 15802-2018-ASW) 10 tables; 36 chairs. The committee recommends approval, pending a copy of the plans/schematic showing no picnic tables. The Committee recommends approval.

Ms. Kaminski made a motion to support the recommendations for the two sidewalk cafes that the committee stated in its report. Ms. Nieves seconded the motion. The motion was carried. The vote was: 36 "YES"; 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS". The motion was carried.

The members discussed the remainder of the report. It was requested that the items be done one by one.

II. LIQUOR LICENSES

NEW

1) 7 N15th St Corp., dba Greenpoint Beer & Ale Co, 1150 Manhattan Avenue, (Removal, liquor, wine/beer, cider, rest) This application was previously approved and the committee recommends approval for the removal.

2) 63 Montrose Avenue LLC, dba The Rosemont, 63 Montrose Avenue, (Alteration, liquor, wine/beer cider, bar/tavern). POSTPONED.

Mr. Needelman made a motion to vote on the first two items and support the recommendations. Mr. Weiser seconded the motion. The motion was carried.

3) 92 N 12 RG LLC, dba Randolph Beer, 92 North 12th Street, (New, liquor, wine/beer, cider, rest

brewer) The committee recommends denial. Mr. Weiser made a motion to support the committee's recommendation. The motion was seconded by Ms. Cabrera and carried.

4) 1025 Manhattan Avenue Corp, dba Barley, 1025 Manhattan Avenue, (Corporate Change, liquor, wine/beer, cider, bar/tavern). The Committee recommends approval.

5) An Entity to be formed by Tacombi Holding NA LLC, dba TBD, 242 Metropolitan Avenue, (New, liquor, wine, beer, cider, (New Liquor, wine/beer, cider, rest). The committee recommends approval (the committee vote was 6 "YES"; and 1 "ABSTENTION".) Mr. Chesler made a motion to support the committee's recommendation with the stipulations (about the ventilations). The motion was seconded by Mr. Cabrera. The motion was carried.

6) Brooklyn Lantern Inc., dba The Box House, 77 Box Street, (New, liquor, wine/beer, cider, hotel). The committee recommends denial. The applicant did not appear. Mr. Needleman made a motion to support the committee's recommendation. The motion was seconded by Mr. Weiser and carried.

7) Entity to be formed by Damien Del Rio, 53 Broadway, (New, liquor, wine/beer, cider, rest) The Committee recommends approval. Ms. Kaminski made a motion to support the recommendation. The motion was seconded by Ms. Nieves. The motion was carried with 1 "NO"/Mr. Needleman.

8) Entity to be formed by George Tagaris, dba Sal's Pizzeria, 544 Lorimer Street, (New, wine/beer, cider, rest) The Committee recommends approval. Ms. Iglesias made a motion to support the committee's recommendation. The motion was seconded by Mr. Caponegro. The motion was carried with 1 "ABSTENTION" (Mr. Needleman).

Mr. Bruzaitis made a motion to support the whole report. The motion was seconded by Mr. Weiser. Mr. Needleman abstained, The motion was carried.

9) Diego M McFarlane, dba MJ Blue Sage & Co LLC; Juanchi's Burgers Brooklyn, 225 South 1st Street, (New, wine/beer, cider, rest) The Committee recommends approval.

10) Frasca Vino Inc., dba Adelina's, 159 Greenpoint Avenue, (Corporate Change, wine/beer, cider, rest) The Committee recommends approval.

11) Grand Street Food and Wine LLC, dba The four Horsemen, 295 Grand Street, (Alteration, liquor, wine/beer, cider, Rest). The Committee recommends denial. Applicant did not show up.

12) Kinfolk Studios LLC, dba Kinfolk Studios, 90 Wythe Avenue, (Alteration, liquor, wine/beer, cider, bar rest) The Committee recommends denial. Applicant did not show up.

13) Pizzette LLC, 191 Graham Avenue, (New, liquor, wine/beer, cider, rest (New, liquor, wine/beer, cider, rest) The Committee recommends approval.

14) Ployperm Corp., dba Nora Thai, 176 North 9th Street, (Corporate Change, liquor, wine/beer, cider, rest)

The Applicant's representative did not appear and the item was postponed.

15) Rob Peetoom, dba Rob Peetoom USA, 101 N. 10th Street, (New, wine/beer, cider, Hair Salon with Wine Bar). POSTPONED.

16) Win Star Foods LLC, dba win Star No.1, 164 Graham Avenue (New, liquor, wine/beer, cider, rest) The Committee recommends approval.

RENEWAL

1) 74 Wythe Avenue Restaurant Company LLC, dba Output, 74 Wythe Avenue - Westerly Store, (Renewal, liquor, wine/beer, cider, night Club)

2) 274 Broadway Corp, dba Emperador Elias Rest Corp, 274 Broadway, (Renewal liquor, wine/beer, cider, rest)

3) Anfield Road Inc., dba Banter, 132 Havemeyer Street, Store 3, (Renewal, liquor, wine/beer, cider, bar/tavern)

4) Antola Pizzeria Corp, dba Danny's Pizzeria, 239,241 Bushwick Avenue, (Renewal, wine, beer/cider, rest)

5) Blue Water Hospitality LLC, dba Bar UNI, 674 Manhattan Avenue, (Renewal, liquor, wine/beer, cider, rest)

6) Brooklyn Well LLC, dba The Well, 272 Meserole Street, (Renewal, liquor, wine/beer, cider, bar/tavern)

7) Caro 187 LLC, dba Emblem, 187 Graham , (Renewal, wine/beer, cider, rest)

8) Crabby Patty Brooklyn LLC, dba Skinny Dennis, 152 Metropolitan Avenue, (Renewal, liquor, wine/beer, cider, bar/tavern)

9) Dim Sum Bar Inc., 167 Grand Street, (Renewal, wine/beer/cider, rest)

10) Giando on The Water Inc., 412-420 Kent Avenue, (Renewal, liquor, wine/beer, cider, rest, watering)

11) James Kump, dba Ore Bar, 277 Graham Ave., (Renewal, liquor, wine/beer, cider, bar/tavern)

12) Juanchis Burgers INC., 225 S. 1 Street, (Renewal, wine/beer, cider, rest)

13) Marlow Inc., dba The Diner, 85 Broadway, (Renewal, liquor, wine/beer, cider, rest)

14) Masha and the Bear INC., 771 Grand Street, (Renewal, liquor, wine/beer, cider, tavern/bar)

15) Micado Brooklyn LLC, dba Anchored INN, 57 Waterbury Street, (Renewal, liquor, wine/beer, cider, rest)

16) Mighty Diamond Restaurant Corp, dba Mothers, 347 Graham Avenue, (Renewal, wine/beer, cider, rest)

17) M&M Restaurant Group LLC, dba Cantina Royal, 58 North 3rd Street, (Renewal liquor, wine/beer, cider, rest)

18) Mother's Smokehouse and Banquet Hall LLC, dba Mable's Smokehouse, 44 A Berry Street, (Renewal, liquor, wine/beer, cider, BBQ Rest)

19) North 12th Restaurant Company LLC, dba The Panther Room, 74 Wythe Avenue, (Renewal, liquor, wine/beer, cider, Night Club)

20) No Name Kings Inc., dba A bar, 597 Manhattan Avenue, (Renewal, liquor, wine/beer, cider, bar/tavern)

21) Pinkerton Wine Bar LLC, 263 North 6th Street, (Renewal, wine, beer, cider, rest)

22) Picon Penzini Catering LLC, dba The Sandwich Shop, 658 A Grand Street, (Renewal,

wine/beer, cider, bar/tavern)

23) Redd's Tavern, dba Redd's Tavern Inc., 511 Grand Street, (Renewal, liquor, wine/beer, cider, bar)

24) Stina Easton Inc., dba TBA, 395 Wythe Avenue, (Renewal, liquor, wine/beer, cider, bar/tavern)

25) Sunday in Brooklyn LLC, 348 Wythe Avenue, (Renewal, liquor, wine/beer, cider, rest)

26) Yecaza Food Corp, dba Sabor Latino, 347 Union Avenue, (Renewal, wines/beer only, rest)

The Committee recommends approval of the renewals.

III. PREVIOUSLY POSTPONED ITEMS

1. 147- 149 McCarren LLC, dba McCarren Hotel, 160 North 12th Street, (Corporate Change/ Method of Operation Change, liquor, wine/beer, cider, hotel) – PREVIOUSLY POSTPONED. Applicant did not appear. The Committee recommends denial.
2. Mass Market Mixology LLC (Loosie Rogue), 103 North 3rd Street, (Kiosk within common area) (New, liquor, wine, beer & Cider) – PREVIOUSLY POSTPONED. Community raised opposition. Application was reported as withdrawn.
3. Indigo Williamsburg HM LLC, dba TBD, 500 Metropolitan Avenue, (New, liquor, wine, beer, cider, hotel) – APPLICANT SEEKS RECONSIDERATION. The location is still under construction.
4. St. Mazis LLC, 345 Grand Street, (New, Liquor Wine/Beer, cider, rest). The Committee recommends approval with changes.

PARKS DEPARTMENT MINUTE

A written report was submitted and distributed.

PUBLIC SESSION (Reserved for the Public's expression. Board Members will not be allowed to speak.) Each scheduled participant for this session will have an allowance of two (2) minutes. (No questions will be entertained. Speakers are requested to submit their testimony in writing.)

There were two speakers signed up for the session.

CHAIRPERSON'S REPORT

A written report was submitted and distributed for review.

DISTRICT MANAGER'S REPORT

A written report was submitted and distributed for review.

ANNOUNCEMENTS: ELECTED OFFICIALS

Chairperson Ms. Fuller acknowledged the representatives who were present at the meeting.

OLD BUSINESS

It was requested that the MTA be invited to the February Meeting to provide an update on the "L" train. It was noted that they have not voted yet on the new plan. After they vote, a request will be made.

NEW BUSINESS

Mr. Gallagher asked about youth members from the high schools? The question was directed to Mr. Resnick, the Borough President's representative, who was present at the meeting.

Mr. Burrows asked that a list of the board members be distributed to the members showing when their terms expire and whose appointee they were.

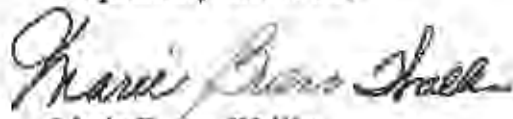
Ms. Nieves asked about board members speaking during public session. Chairperson Ms. Fuller noted that Ms. Barrows spoke on the Landmarks item for the church. It was related that she is a member of the church and had recused herself from the vote on the item. District Manager Mr. Esposito noted that a board member could speak at any time and that the public session is intended for the public to speak.

It was noted that amendments to the by-laws were previously voted on. Mr. Chesler asked for a copy of the updated by laws to be re-distributed to the members.

ADJOURNMENT

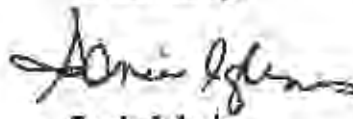
Mr. Torres made a motion to adjourn. The motion was seconded by Ms. Kaminski. The motion was unanimously carried. The meeting was adjourned.

Respectfully submitted,



Marie Bucuo Wallin
Assistant District Manager

Reviewed by,



Sonia Iglesias
Recording Secretary



COMMUNITY BOARD NO. 1
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ATTENDANCE SHEET

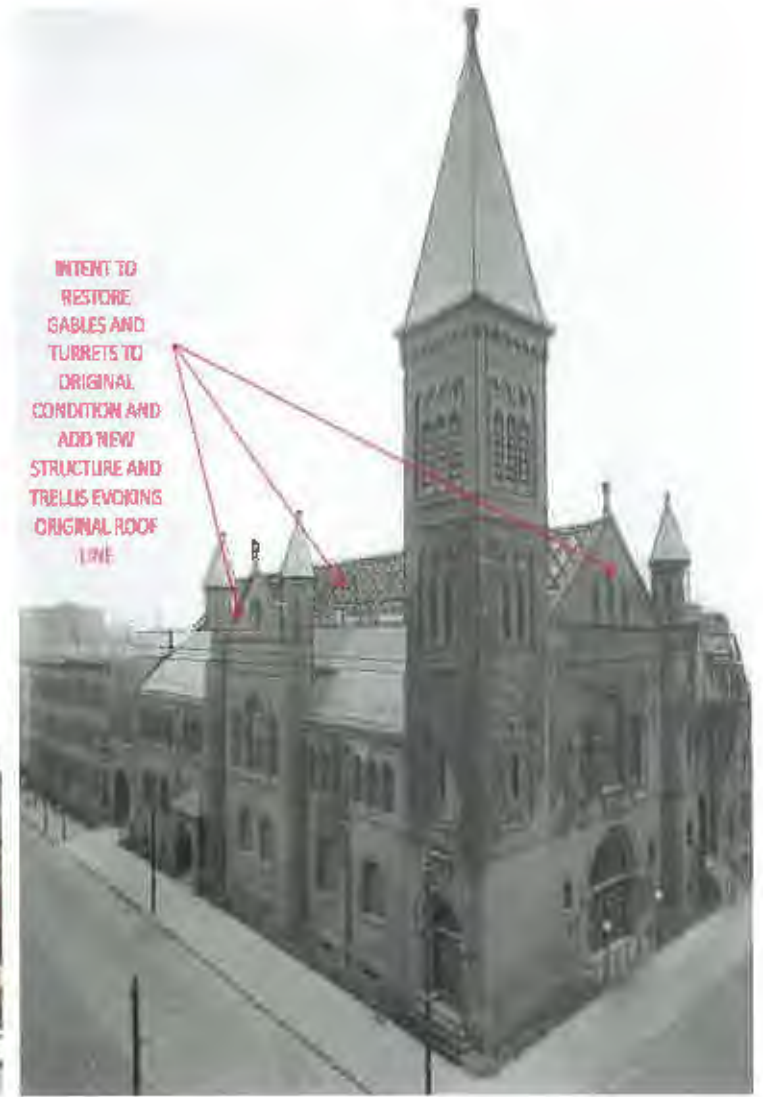
(26 Members Constitute a Quorum for the Board Meeting & Public Hearing) DATE: Tuesday January 08, 2019

BOARD MEETING AND PUBLIC HEARING

GINA ARGENTO	BOZENA KAMINSKI
BOGDAN BACHOROWSKI	AVROM KATZ
LISA BAMONTE	RYAN KUONEN
LOUIE BARRICELLI	YOEL LANDAU
GINA BARROS	MARIE LEANZA
ERIC BRUZAITIS	YOEL LOW
THOMAS J. BURROWS	TRINA McKEEVER
IRIS CABRERA	TOBY MOSKOVITZ
PHILIP CAPONEGRO	MARTIN NEEDELMAN
FRANK CARBONE	SIMON NEUSTEIN
STEPHEN CHESLER	RABBI DAVID NIEDERMAN
MICHAEL CHIRCHIETTA	KAREN NIEVES
THERESA CIANCIOTTA	MARY OLMIROK
JOSEPH COHEN	JANICE PETERSON
ARTHUR DYBANOWSKI	DANA RACHLIN
T. WILLIS ELKINS	MICHAEL GARY SCHLESINGER
JULIA AMANDA FOSTER	ISAAC SOFER
SAMUEL FRANCOZ	ROBERT SOLANO
DEALICE FULLER	JAMES STUART
EMILY GALLAGHER	DEL TEAGUE
VINCENT GANGONE	TOMMY TORRES
SOLOMON GREEN	MARIA VIERA
JOEL GROSS	STEPHEN WEIDBERG
SONIA IGLESIAS	SIMON WEISER
MOISHE INDIG	TESA WILSON

Council Member
 Stephen T. Levin

Council Member
 Antonio Ryznow



306-312 RODNEY STREET (AKA 324-334 SOUTH 5TH STREET), BROOKLYN, NY 11211

**Community Board 1 (Brooklyn)
Full Board Presentation
January 8, 2019**

PROJECT OVERVIEW

The restoration and maintenance of St. Paul's Evangelical Lutheran Church will be funded through a sale of air rights and certain easements. The exterior envelope, in dire need of repair, will be repaired and restored; the stained-glass windows, currently in poor condition, will be restored and other windows will be replaced. The building will be brought up to code and future maintenance will be funded.

The developers of the adjacent new building at 304 Rodney Street will use the air rights and easements to build a taller building. They will build a rooftop terrace, recreate the original parapets and evoke the original roof line through trusses, construct a sky bridge to the roof from the new building, replace the noncompliant rear façade fire stairs, and replace the unsympathetic and unsafe gate at the side entrance. The new roof will be guaranteed in perpetuity.

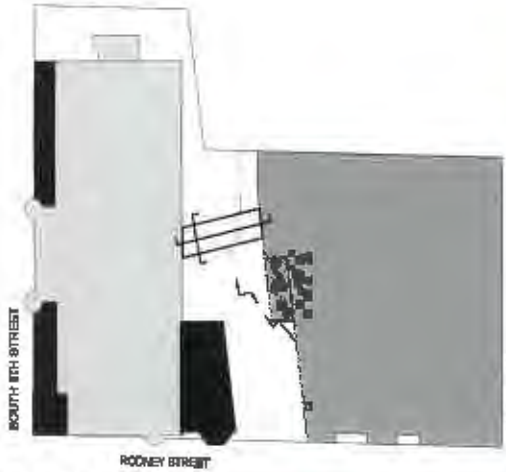


306-312 Rodney Street,
Brooklyn, New York

Community Board 1 (Brooklyn)
Full Board Presentation
January 8, 2019

Restorative Scope &
Benefits to the Church

PARKVIEW MANAGEMENT, INC.



KEY PLAN

LOCATION OF RENDERED PERSPECTIVE

KEY PLAN - COLOR LEGEND

- EXISTING CONSTRUCTION @ ST PAUL'S LUTHERAN CHURCH
- NEW CONSTRUCTION @ 328 BROADWAY
- INTERVENTION ON EXG. CHURCH CONSTRUCTION
- SKYBRIDGE CONNECTOR



306-312 Rodney Street,
Brooklyn, New York

RENDERING FROM RODNEY STREET
Community Board 1 (Brooklyn)
Full Board Presentation
January 8, 2019

Proposed Skybridge

SYNDICATE

NEW FIRE SHUTTERS TO BE INSTALLED BEHIND EXISTING WINDOWS WITHIN 10'-0" OF PROPOSED EGRESS STAIR. PROPOSED NEW 90 MIN RATED DOOR AND SIDELIGHT TO BE INSTALLED IN EXISTING MASONRY OPENING.

EXISTING DOUBLE DOOR TO BE REMOVED. PROPOSED NEW 90 MIN. RATED, 38" DOOR AND SIDELIGHT IN EXISTING MASONRY OPENING TO BE INSTALLED.

PROPOSED DORMER ROOF BASED ON THE SLOPE PER HISTORIC DRAWINGS
 EXTENDED SLATE ROOF (HIPPED) TO FORM PARAPET
 PROPOSED CABLE TRUSSES BASED ON THE SLOPE PER HISTORIC DRAWINGS



Proposed Egress Stair Elevation, including open stair, railings, canopy, and structure

306-312 Rodney Street,
 Brooklyn, New York

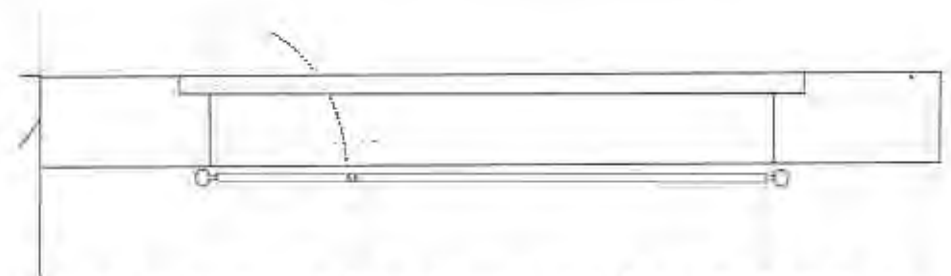
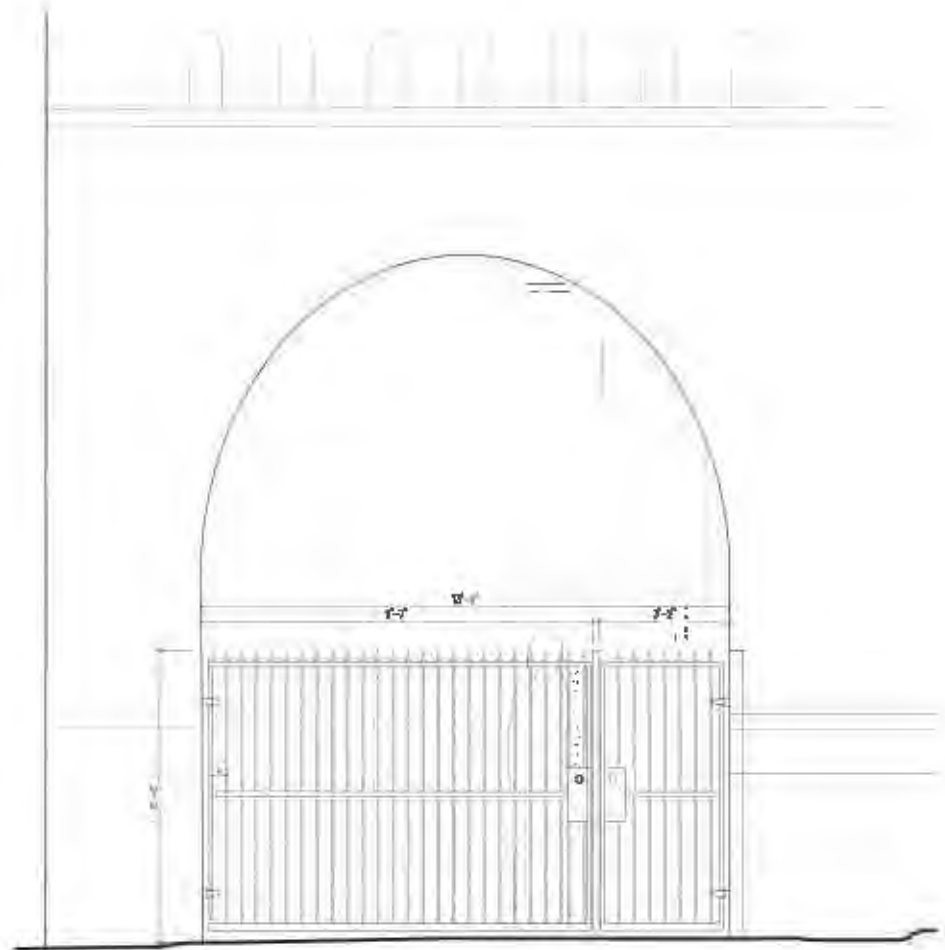
Community Board 1 (Brooklyn)
 Full Board Presentation
 January 8, 2018

Proposed Egress Stair-
 Elevation and Sections





Detail View of Arch on South 5th Street and partial view of secondary East Elevation of the Sunday School and side yard, c. 1939. Source: NYC Municipal Archives



Proposed Elevation and partial plan of new gate at the Arch on South 5th Street.

306-312 Rodney Street,
Brooklyn, New York

Community Board 1 (Brooklyn)
Full Board Presentation
January 8, 2019

Proposed Gate

LL SALTSMAN ARCHITECTS PC
CONSULTING AND CONSULTING

1 At the NE corner of intersection of Rodney Street and South 5th Street



Existing



Mock Up

306-312 Rodney Street,
Brooklyn, New York

Community Board 1 (Brooklyn)
Full Board Presentation
January 8, 2019

Existing vs. Mock Up

MARY B DIERICKX HISTORIC PRESERVATION
11-5417ZMAN ARCHITECTS, PC
ARCHITECTURE AND PRESERVATION

PROJECT OVERVIEW

Benefits to St. Paul's Church

Revitalizing the church, bringing it back to life as a safe and sound space for the community

Celebrating the architecture and history of the church in the community by restoring the repairing original features of the church, such as masonry restoration and repair and stained-glass window restoration, designing a more sympathetic east gate, and evoking the original design of the church parapets and roofline through the new, public, roof terrace

Ensuring the church building's preservation into the future through roof replacement with a warranty in perpetuity, historic roof slate replacement, and by bringing the building up to code through replacement of the fire stairs and interior upgrades

Addressing the immediate needs of the church through professional services access and emergency repairs for roof and window leaks



Rec'd at Ph 1/8/19

Draft and Confidential

NYCHA 2.0: Briefing

January 2019



Agenda

I. Background

II. NYCHA 2.0: Strategy Overview

- PACT to Preserve – Section 8 Conversions
- Build to Preserve – New Construction Expansion
- Transfer to Preserve – Unused Development Rights
- Invest to Preserve – NYCHA Capital Plan

III. What NYCHA 2.0 means for NYCHA residents

IV. NYCHA 2.0 Jobs

V. Support from City, State, and Federal Government

NYCHA Overview

NYCHA is the largest public housing authority in the United States

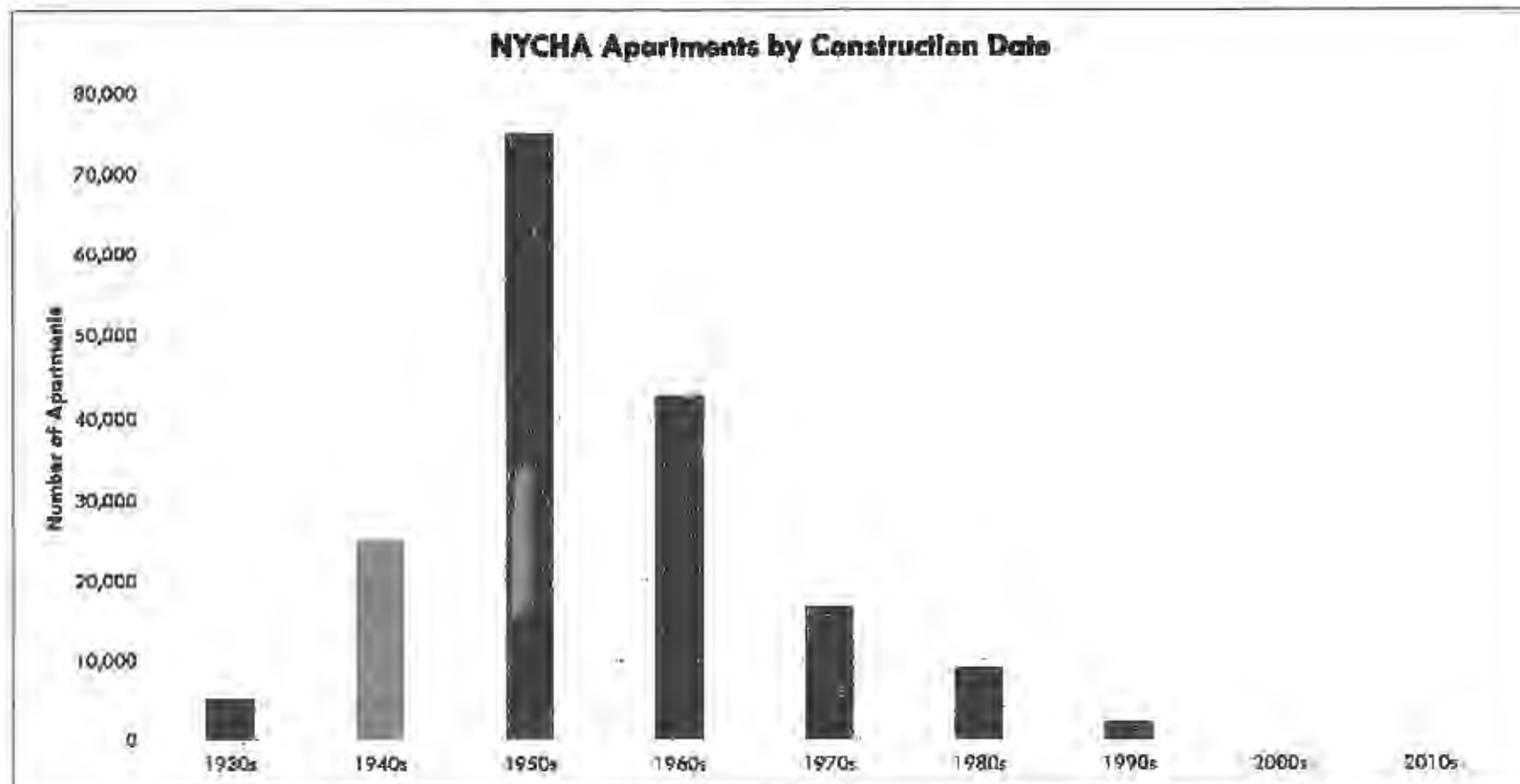
- NYCHA public housing serves 1 in 22 New Yorkers across the 5 boroughs
- 176,000+ public housing units across 325 developments (roughly 8% of NYC's rental housing stock)
- If NYCHA were its own city, it would rank 50th in overall population
- NYCHA has more residents than cities such as Cleveland, Tampa, and Pittsburgh
- Since 2014, the City of New York has invested over \$2.1 billion in NYCHA



Aging NYCHA Housing Stock

However, NYCHA's housing stock has aged significantly

- Majority of units built between 1945 and 1970
- Over 140,000 units built 50+ years ago

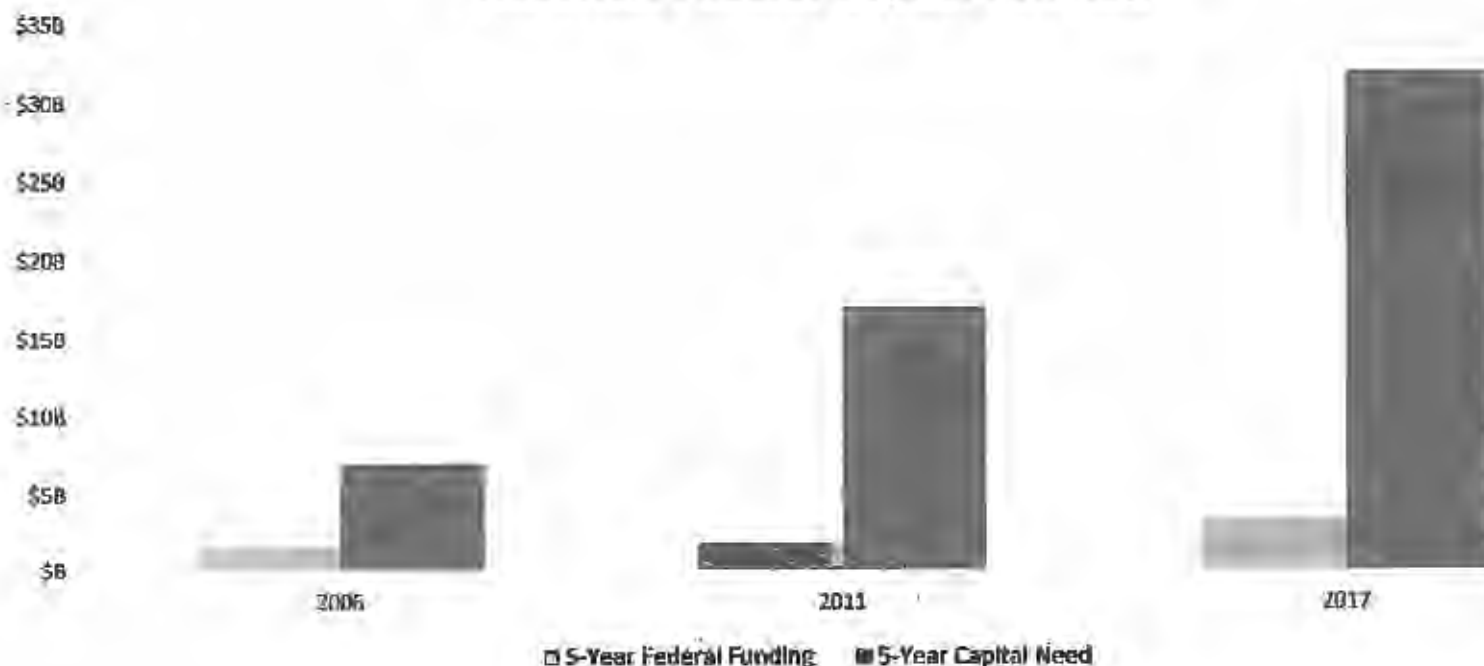


Federal Investment

Declining and uncertain federal support have contributed to deteriorating conditions

- Capital funding has not kept pace with capital needs
 - Federal and state capital funding have met a fraction of capital needs since 2006
 - Federal funding increased this year thanks to support of NYC federal delegation, but funding gap remains
- Declining and uncertain funding affects NYCHA's capital planning abilities

Historical Federal Capital Funding

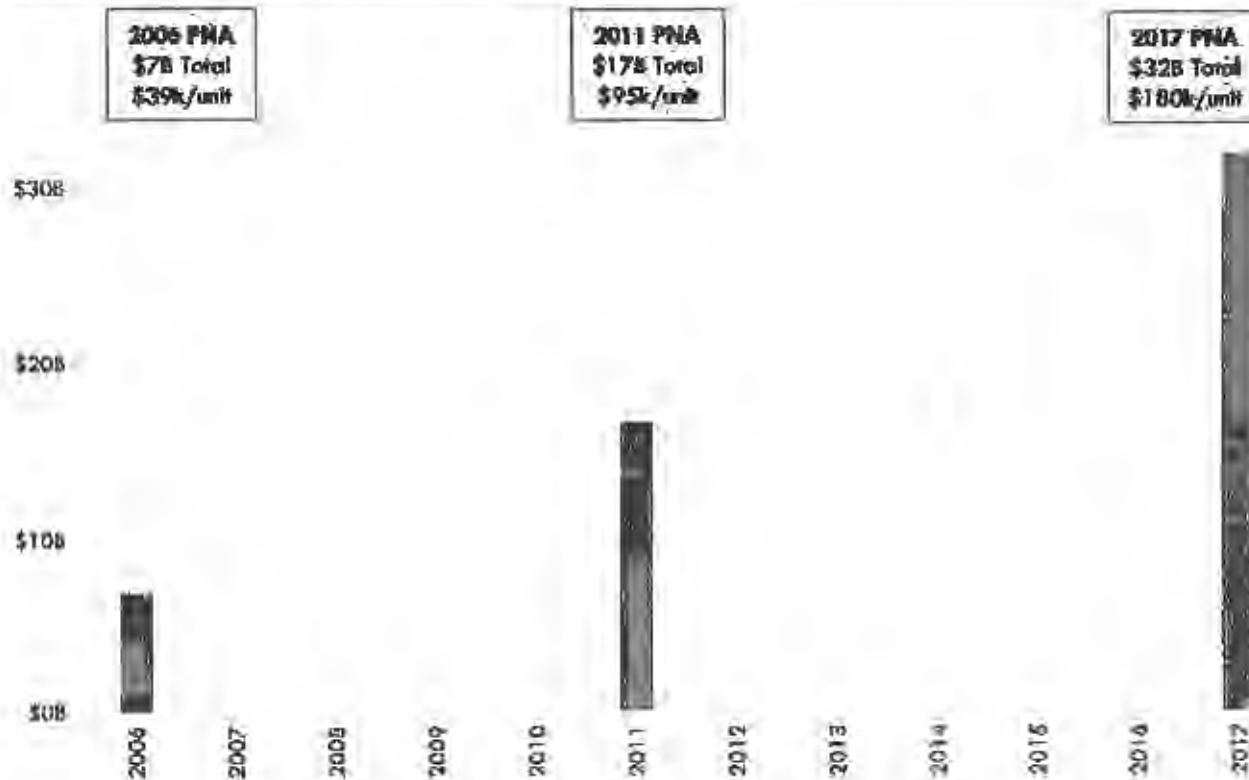


Capital Repair Needs

NYCHA's capital needs are growing rapidly and inaction is not an option

- Physical Needs Assessment (PNA) conducted every 5 years
 - Identifies repairs required at NYCHA campuses
 - Most recent estimate (2017) showed 5-year need of \$31.8B or \$180k/unit

PNA Growth



Capital Repair Needs

Breakdown of 2017 PNA



Category 1

- Structures/Architectural
- Roofs, facades, etc.
- \$10.69 B (33% of total)

Category 2

- Systems
- Boilers, elevators, etc.
- \$5.94 B (19%)

Category 3

- Apartments
- Kitchens, bathrooms, etc.
- \$12.58 B (40%)

Category 4

- Site/Grounds
- \$2.58 B (8%)

II. NYCHA 2.0:

Assuring Quality Housing for All NYCHA Residents

NYCHA 2.0: Assuring Quality Housing for All NYCHA Residents

1. PACT (“Permanent Affordability Commitment Together”) to Preserve (PTP)

- Use HUD programs, including RAD, to renovate and convert public housing (Section 9) apartments to permanently affordable housing through Section 8
- Convert 62k apartments over 10 years
- Maintain public housing tenancy rights and protections

2. Build to Preserve (BTP)

- Accelerate new construction program to develop more buildings on NYCHA sites
- Develop mixed-income buildings that comply with Mandatory Inclusionary Housing (MIH) levels of affordability to generate significant revenue for NYCHA capital repairs
- Continue to construct 100% affordable buildings to create more affordable apartments

3. Transfer to Preserve (TTP)

- Analyze NYCHA portfolio to identify sites with excess development rights (unused “air rights”)
- Issue RFEs to transfer development rights at high-opportunity sites

4. Invest to Preserve (ITP)

- Re-allocate Federal, State, and City resources to deliver more repairs, faster
- Maximize impact by reinforcing a logical building sequence investment framework



Proposed Relocation of the Brooklyn 3 Garage

**Department of Sanitation
Presentation to Community Board 1**

January 8, 2019



Agenda

- History of existing operations
- Overview of existing operations
- Traffic routes from existing Brooklyn 3 Garage
- Staff and equipment at existing Brooklyn 3 Garage
- Proposed Brooklyn 3 Garage at 60 Nostrand Avenue
 - Site plan and renderings
- ULURP Action Required



Overview of BK CD3 Operations at 525 Johnson Avenue/145 Randolph Street

- BK Community District 3 Garage is currently located at 525 Johnson Avenue (Block 2987, Lot 16)/145 Randolph Street (Block 2976, Lot 45) in Bushwick, BK Community District 1
- 525 Johnson Avenue is a 35,828 SF single-story brick building
- 145 Randolph Street is an approximately 39,835 SF parking lot across the street
- In 2001, a site for a new CD3 Garage at 60 Nostrand Avenue was approved for acquisition but funding was not available from the city until 2016
- The proposed site at 60 Nostrand Avenue will fulfill commitments DSNY has made to local councilmembers and CB1 to site city facilities within the district they serve





Traffic Routes from Existing BK3 Garage

Figure B-3 -- DSNY Vehicle Routes to/from Existing Garage





Staff and Equipment at BK3

- **Current Staff and Personnel at BK3**
 - 119 employees working 24 hours/6 days per week
 - Peak traffic between 6:00am-2:00pm
 - 35 truck departures during peak hours for trash collection and street cleaning
 - Current operations report an average of 143 vehicle trips per day
 - 80 total pieces of equipment

Equipment List	
Collection Trucks	38
Dual Bin	4
Cut Down	1
Brooms	11
Spreaders	4
Haulsters	1
Front End Loader	5
Flow and Dump	1
Wrecker	1
Forklift	1
Passenger Cars	3
Transport Van	1
Skid Loader Carrier	1
Skid Steer	1
4x4 Supervisor	4
Utility Truck	2
Pressure Washer	1
TOTAL	80



Overview of Current and Future Operation





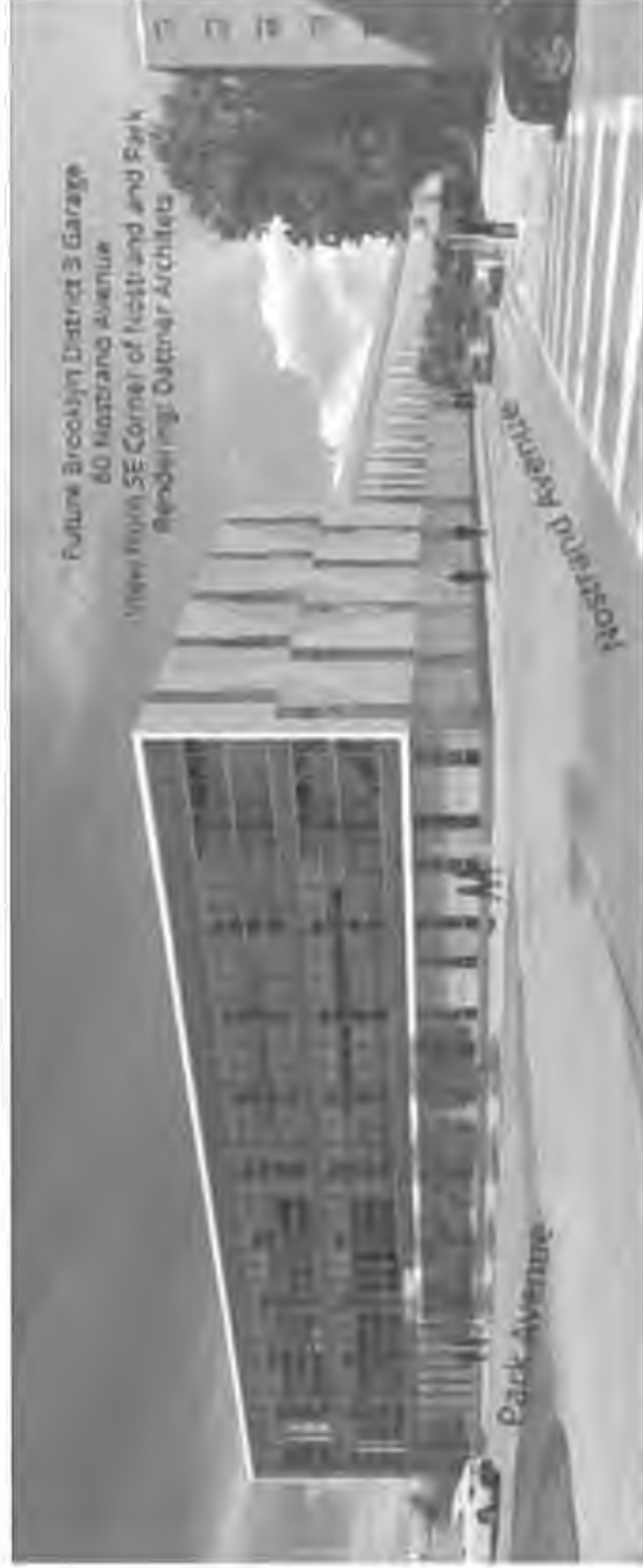
Proposed Site: 60 Nostrand Avenue

- Neighborhood Context





Proposed Site: Rendering of 60 Nostrand Avenue





Proposed Site: Rendering of 60 Nostrand Avenue





ULURP Actions

- **DSNY is seeking CB1 approval for continued use of the current BK3 garage located in Community District 1 at 525 Johnson Avenue/145 Randolph Street during construction of a new facility at 60 Nostrand Avenue in Community District 3**
- **Once construction is completed, DSNY intends to vacate the current BK3 garage at 525 Johnson Avenue/145 Randolph Street**

Thank you for your attention!

215 North 10th Street, Brooklyn

- Application to Board of Standards and Appeals for Special Permit (ZR 73-44) under BSA Cal. No. 2018-191-BZ.
- Grant of Special Permit would reduce the required number of parking spaces for the proposed building's Use Group 6B office space.

Project Team:

- Application submitted by 215 N 10 Partners LLC, owner of the property and an entity controlled by Largo, a real estate development firm based in New York City.
- Principals and Partners: Michael Zampetti, Nick Werner, and Nissim Bennun
- Consultants:
 - Architect: Morris Adjmi
 - Environmental and Geotechnical Engineers: Langan Engineering
 - Mechanical Engineers: Ryan Soames Engineering
 - Structural Engineers: LERA
 - Sales Agents: Bold New York
 - Marketing Agents: Sideways New York
 - Counsel (for BSA Application): Slater & Beckerman, PC

Location: Corner of North 10th Street and Roebling Street.





View Down Roebling Street

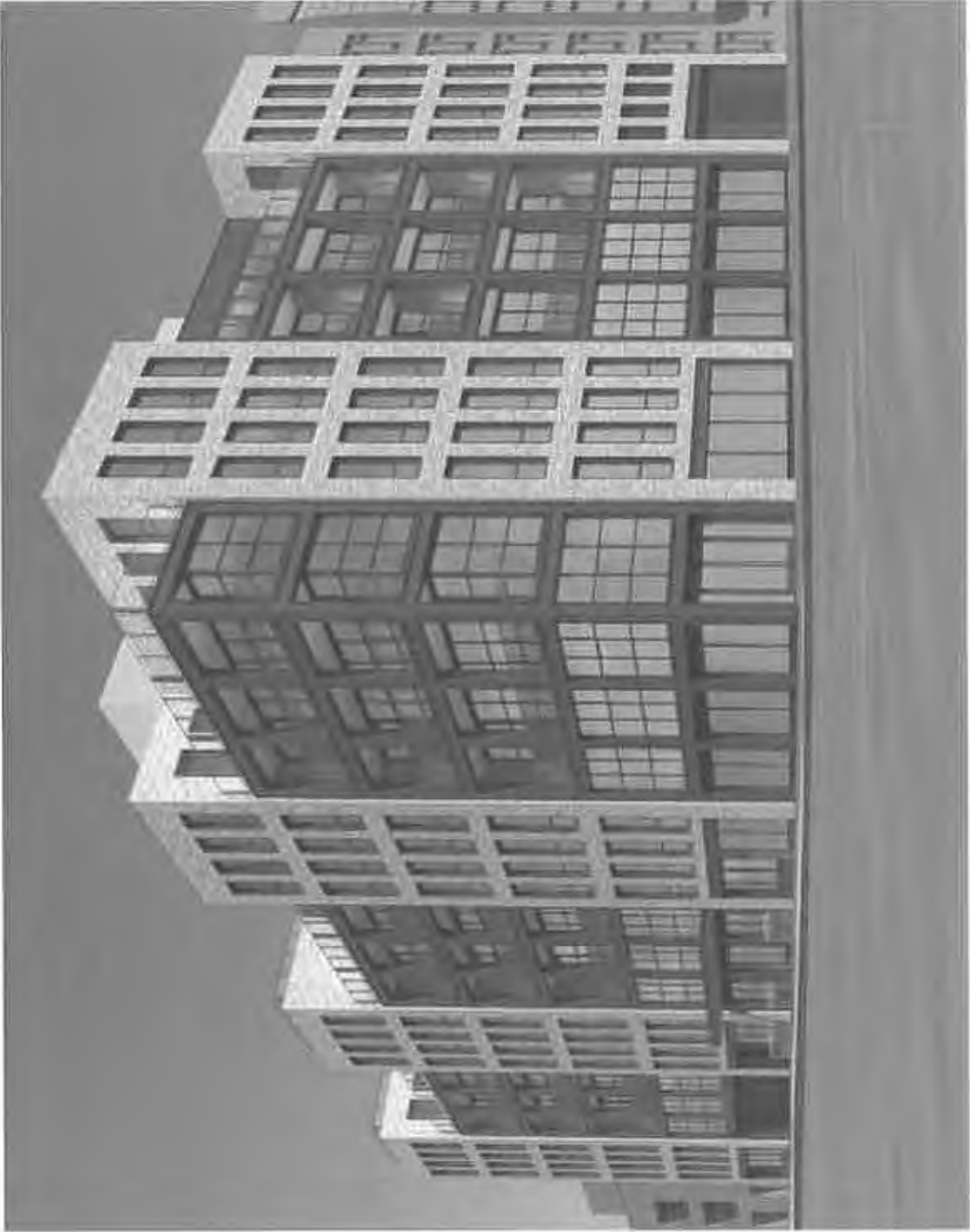


View Down North 10th Street



Building Facts:

- **Address: 215 North 10th Street, Brooklyn**
- **Zoning District: M1-2/R6A (MX)**
 - Permits both residential use and commercial and industrial uses.
- **6-story, approx. 65,000 square foot building:**
 - **Mixed Use – Almost 50/50 split between residential and commercial uses.**
 - ~34,000 square feet of residential floor area.
 - ~31,000 square feet of commercial floor area.
 - Commercial is almost entirely OFFICE, located on ground, 2nd, and 3rd floors.
 - Small (~900 sf) retail component.
 - **70' tall building (per zoning)**
 - 80' from street level to top of roof (doesn't include ~10' flood plain allowance)
 - 108' from street level to top of mechanical bulkhead)
 - **31 residential condominium units (approx. 1,000 sf each)**
 - **77 parking spaces**



Application Facts:

- Special Permit per Section 73-44 of the Zoning Resolution
- Permits a reduction in the required number of parking spaces associated with Office use, from one space per 300 square feet of office to one space per 600 square feet of office: a 50% reduction.
- Does NOT permit reduction in required parking for the building's residential units.
- Building proposes 30,699 square feet of office use:
 - $30,699 \text{ sf} / 300 \text{ sf} = 102.33$ parking spaces required for building's office use.
 - $30,699 \text{ sf} / 600 \text{ sf} = 51$ parking spaces required for building's office use.

Application Facts:


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WITH Special Permit

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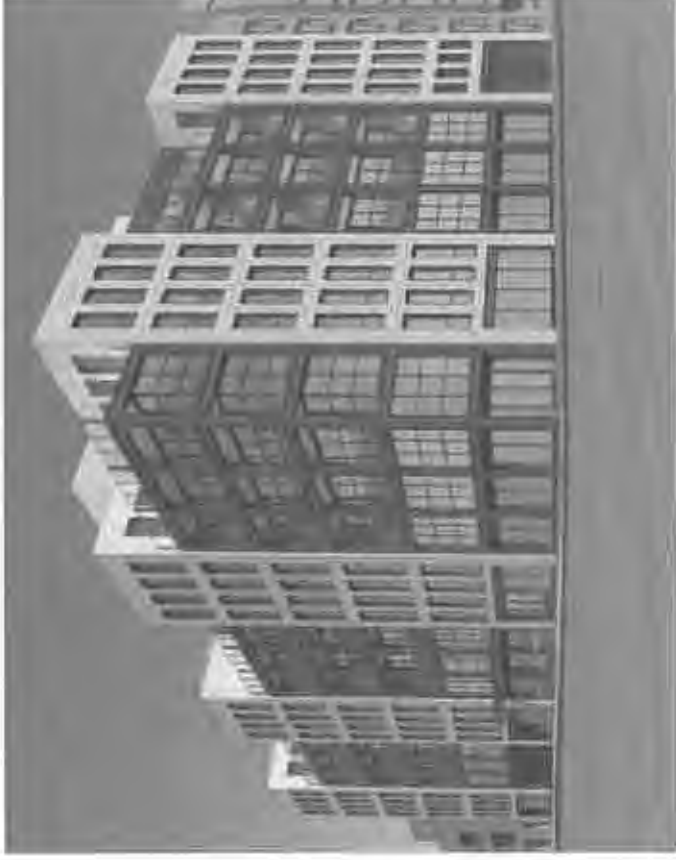
W170 Special
Permit

77 TOTAL PARKING SPACES WILL BE PROVIDED.

Parking Breakdown, with Special Permit:

- 77 TOTAL parking spaces:
 - 51 parking spaces for Office Use (required)
 - 16 parking spaces for the building's 31 condos (required)
 - 3 parking spaces for the building's small retail component (required)
 - 7 additional parking spaces for use by either the office users, the residences, or the retail users (VOLUNTARILY PROVIDED)

Thank you.





COMMUNITY BOARD NO. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211

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FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1

HON. ERIC L. ADAMS
BROOKLYN BOROUGH PRESIDENT



ERIC WEISS
FIRST VICE-CHAIRMAN
ISA TRAGOT
SECOND VICE-CHAIRPERSON
STEPHEN J. WEINBERG
THIRD VICE-CHAIRMAN
MARIA VONN
FINANCIAL SECRETARY
SANTA CECILIA
RECORDING SECRETARY
TERRY A. CAPOMIZZO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON
GERALD A. ESPOSITO
DISTRICT MANAGER

HON. STEPHEN T. LEVIN
COUNCILMEMBER, 33rd CD
HON. ANTONIO RESTRIGO
COUNCILMEMBER, 34th CD

January 8, 2019

MEMORANDUM

TO: All CB #1 Board Members
FROM: Gerald A. Esposito, District Manager

RE: (1.) NYC DEPT. OF CITY PLANNING RE: DSNY BK District 3 Garage Parking Lot. Application # C190212 POK – In the matter of an application submitted by the Department of Sanitation and the Department Of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for the acquisition of property located at 145 Randolph Street (Block 2976, Lot 45) for continued use as a parking lot.

(2.) NYC DEPT. OF CITY PLANNING RE: DSNY BK DIST. 3 GARAGE APPLICATION # C190211 POK – In the matter of an application submitted by the Department of Sanitation and the Department Of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for the acquisition of property located at 525 Johnson Avenue (Block 2987, Lot 16) for continued use as a sanitation garage.

While the City has publicly announced that it was undertaking a sweeping reform to transform both the carting industry and the way that the City handles equity of both its public and private waste management.

This move to institute "waste equity" is still not clear. There is a murkiness to the new regulations. Determining what their absolute positive long terms effects on all of the waste management carried out in CB #1 is very difficult to ascertain as the mandatory reporting has not happened yet and may not be available until 2020.

The foci of CB #1's East Williamsburg neighborhood is where much of waste processing operations currently takes place. This same area is documented [in DSNY's own report dated Dec. 30, 2014] as having the highest percentage (16% or more) of existing lawfully operating transfer stations.

This same section of CB#1 currently hosts a colossal municipal waste handling facility as a combined sanitation garage for both Brooklyn's CB #1 and CB #4 districts, with a giant salt depot directly adjacent to it. For BK1's garage --- there are 124 Sanitation Workers; 13 Supervisors; 1 District Superintendent. For equipment --- there are: 49 rear loader collection trucks, 4 Dual Bin Recycling trucks; 12 Mechanical Sweepers; 5 front end loaders; 12 salt spreaders; 8 passenger vehicles; 1 wrecker/tow truck. For BK4's garage --- there are 87 Sanitation Workers; 12 Supervisors; 1 District Superintendent. For equipment, there are 19 Rear Loader Collections Trucks; 5 Dual Bin Recycling trucks; 7 EZ pack trucks (front loading container trucks; 12 Mechanical Sweepers; 4 front end loaders; 6 Salt Spreaders; 8 Passenger vehicles.

Furthermore, this same section of CB #1 hosts a myriad number of other private facilities that collects and processes private trade wastes of all kinds: i.e. - recycling of municipal waste products (i.e. plastics, electronics), recycling putrescible/organic waste to energy slurry, or provide industry related services such truck weighing stations. Our district also has a DSNY marine transfer station and other large municipal facilities such as the DEP Newtown Creek Sewage Treatment Plant.

Now, DSNY wants to make permanent another heavy burden that consists of two facilities which solely serve Brooklyn CB #3. These operations were promised for years to be relocated to CB 3's district. This has never happened!

Despite CB #1's strong opposition during the previous ULURP processes for the BK3 facilities [March 14, 2000 for C980640PCK/1177 Flushing Avenue; and in June 2010 for the Johnson Avenue and Randolph Street sites] - they were domiciled in Williamsburg "temporarily" at 525 Johnson Avenue and 145 Randolph Street.

The DSNY is now presenting another ULURP action in an effort to have CB #1 sustain CB#3's facilities in the CB#1 District.

These two CB #3's facilities contain the following personnel - 102 Sanitation Workers, 13 Supervisors, a District Superintendent; and Equipment - 28 Rear Loader Collection Trucks, 6 Dual Bin Recycling Trucks, 12 Mechanical Sweepers; 5 Front End Loaders, 7 Salt Spreaders, 10 Passenger Vehicles, and 1 Wrecker/Tow Truck.

There is a continued lack of good faith to relocate these operations within the confines of CB #3.

Despite efforts to address our burdens, there remains unresolved inequity in waste management for CB #1. The unrelenting burdens experienced by the community [i.e. - results of additional truck traffic adversely affecting the health and welfare of the community].

DSNY has failed once again on achieving a timely realization of a "new" CB3 facility specifically within that district's specific confines and looks to CB #1 to continue shouldering this unfair burden. In 1954 DSNY started leasing the site at 525 Johnson Avenue when it first served as the CD 4 garage. Since 2008 it has served as the CD 3 garage. This building, in conjunction with the parking lot across the street at 145 Randolph Street provides cleaning and collections service for Community District 3.

We should continue to vehemently oppose these two facilities that --- by charter mandate and co-terminality --- **MUST** be located within its respective community district that it serves.

We should petition the Brooklyn Borough President and our NYC City Council representatives to vote to deny these two applications.

Working for a Better Greenpoint/Williamsburg.

Respectfully submitted,

Gerald A. Esposito
District Manager



COMMUNITY BOARD NO. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1

HON. ERIC L. ADAMS
BROOKLYN BOROUGH PRESIDENT



KIMIN WEISER
FIRST VICE-CHAIRMAN
DEL TEAGUE
SECOND VICE-CHAIRMAN
STEPHEN J. WEIDENSO
THIRD VICE-CHAIRMAN
MARTA VIERA
FINANCIAL SECRETARY
BOWEN EIGLESIAS
RECORDING SECRETARY
PHELIP A. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON
GERALD A. BESPONTE
DISTRICT MANAGER

HON. STEPHEN T. LEVIN
COUNCILMEMBER, 32ND CD
HON. ANTONIO BAYNOSO
COUNCILMEMBER, 34TH CD

ATTENDANCE COMMITTEE MEMORANDUM

TO: Chairperson Dealice Fuller
and CB #1 Board Members

FROM: Rabbi David Niederman, Attendance Committee Chair

RE: Committee Attendance Compilation
December 11, 2018- January 08, 2019

The following committee has met to date. Attendance at the meeting is indicated.

Committee	Meeting Date	Member's Attendance
Land Use, ULURP & Landmarks (Subcommittee) Committee	12/17/18	Present: Teague, Mckeever, Barros, Chesler, Sofer, Weidberg
		Absent: Viera, Kaminski, Rabbi Niederman, Nieves, Weiser
Executive Committee	12/18/18	Present: Fuller, Teague, Weidberg, Viera, Iglseias, Caponegro
		Absent: Weiser

SLA Review & DCA Committee

12/19/18

Present: Euzrows, Bachorowski,
Cohen, Foster, Sofer,
Solano, Stuart

Absent: Barricelli, Barros,
Bruzaitis, Dybanowski,
Torres



City of New York
Parks & Recreation
nyc.gov/parks

FILE: MTG MINUTES
1-8-19

Community Board 1 Monthly Parks Update

January 8, 2019

Mulchfest

Say 'fir'-well to your tree at #Mulchfest! Bring your trees to McCarren Park, Transmitter Park and McGolrick Park this weekend, where they will be turned into woodchips that will nourish trees and plants across NYC.

Scoping meeting scheduled for Bushwick Inlet Park's next parcel!

Please join NYC Parks, Friends of Bushwick Inlet Park, and Partnerships for Parks at the scoping meeting for the next parcel of Bushwick Inlet Park to be developed. The former Motiva parcel is located along the inlet at North 14th Street and Kent Avenue.

January 24, 2019

Bushwick Inlet Park Headquarters
86 Kent Avenue, Brooklyn 11249
6:00PM

Sergeant William Dougherty Park is open!

After approximately \$8mm in renovations the Sergeant William Dougherty Park is again open to the public. Renovations included the total park reconstruction, including the addition of basketball, handball, playground, spray shower, and a brand new comfort station.

Partnerships for Parks Volunteering

Interested in joining a "Friends of" group or would like to form one yourself?

Please contact Delancey Nelson:

Delancey.Nelson@parks.nyc.gov or 718.965.7710

Ten Eyck Playground

Construction is completed and the park will reopen this week. The comfort station work will be completed spring 2019.

CB1 currently has the following projects under construction:

- Jaime Campiz – construction began on courts spring 2018 and was completed summer 2018, adult fitness to be completed spring 2019;
- Newtown Barge Playground – upland park contractor began work February 2018, completion anticipated February 2019;
- North 5th Street bulkhead reconstruction – work will be completed week of January 14th;



NYC Parks

- McCarren Soccer Field – construction began March 19, 2018 and will be completed spring 2019.

We have several projects not yet under construction:

- Box Street Park – public scope meeting held on April 5, 2018;
- McCarren Park natural turf softball fields – scoping meeting held on September 6, 2018. Project is in the design phase, to be completed fall 2019;
- 50 Kent – design approved, awaiting completion of procurement;
- Bartlett Playground – construction likely to start fall 2020;
- Penn Triangle – construction likely to start fall 2019;
- Box Street Park – Construction likely to begin spring of 2019 and be completed fall of 2020.
- Cooper Park Comfort station – design began March 2018. Brought to CB1 Parks and Waterfront Committee on September 20th;
- Epiphany Playground – construction likely to begin spring 2019 and be completed spring 2020;
- McGohrick Park Paths – to begin spring 2019 and completed spring 2020;
- McCarren Recreation Center – reconstruction of roof and exterior masonry walls. Construction will begin spring 2019 and be completed in two years;
- LaGuardia Playground – completing design phase. Sports courts construction to begin fall 2019 and be complete fall 2020. Playground Construction delayed due to L train shutdown;
- Sternberg Synthetic turf and basketball lights – construction likely to begin fall 2019 and be complete fall 2020;
- William Sheridan Playground – in design with construction anticipated to begin fall 2020.

Funded projects awaiting a public input meeting:

- Marcy Parks;
- Ten Eyck Plaza

Rec'd 1/8/19

January 8, 2019

Dealice Fuller, Chair
Brooklyn CB 1
435 Graham Avenue
Brooklyn, NY 11211

**Re: POD BK F&B LLC
247 Metropolitan Avenue, Brooklyn, NY 11211
Request for License for Unenclosed Sidewalk Cafe**

Ms. Fuller:

There are four reasons why the POD Hotel's application for a license to operate an unenclosed sidewalk cafe should not be approved by Community Board 1.

1. CB1's SLA Committee Disapproved this Application

At the December 19, 2018 meeting of CB1's SLA Committee, the POD Hotel asked that the Committee support their application for a license to operate a sidewalk cafe. The Committee, after noting that they were concerned about the high noise levels being generated by the POD's current customers, voted unanimously to deny this application. Their reason was that they felt that adding outdoor tables would further increase the noise in the neighborhood, and thereby negatively impact the POD's residential neighbors.

2. The POD has not complied with its NYS Liquor License

The POD Hotel has failed to comply with the terms that were agreed to by their owner, Richard Born, and their attorney, Robert Bookman, at the NY State Liquor Authority's licensing hearing which was conducted on October 11, 2017.

At that hearing the NY SLA required that the POD install a "canopy" made of "acoustic material" over their rooftop bar and rooftop event space. The POD has failed to do so and therefore has been operating for several months in violation of the stipulations they agreed to at the SLA licensing hearing.

We have attached to this letter a portion of the transcript of the POD's SLA hearing. In this part of the hearing, these licensing stipulations are put forth by SLA Chairman Bradley and Commissioner Ford and agreed to by the POD's owner and lawyer. If you need to verify these statements your staff can do so by reviewing the recording that was made by the SLA staff during the October 11, 2017 hearing. Or, if you wish, we can send a copy of this recording to your attention.

3. The neighborhood is already over-saturated

The addition of 20 sidewalk tables into the Metropolitan Avenue/ Driggs Avenue neighborhood would represent a further increase in late night noise, liquor sales and the consumption of alcohol in what is already an over-saturated area.

From 2010-2014, Driggs Avenue had one business with a NYS on-premises liquor license on the three blocks between North 4th and Grand Street. This bar had an occupancy level of 45 customers. Over the last 4 years, this area has seen a 20-fold increase in the number of customers permitted to be served on-

premises alcoholic beverages in this very small area. Currently, almost 900 patrons are permitted to drink along these three blocks. And, of course, the POD has the majority (503) of these bar seats.

4. The POD already has sufficient unenclosed drinking areas

The POD is already licensed to serve many of its customers in unenclosed areas. The interior courtyard on their first floor serves 90 customers; the rooftop bar is licensed to serve 100 drinkers; the rooftop event space serves 200 more. The POD's neighbors believe that 390 open-air seats and bar stools are enough for one licensee – and more than enough for the neighborhood.

For these reasons we ask that you deny this request for additional space for the consumption of alcohol in what is still a strong residential area.

Sincerely:

Thomas Haneline
220 Grand Street
Brooklyn, NY 11211

Gina Gornick
642 Driggs Avenue
Brooklyn, NY 11211

Nancy Wechter
Fillmore Place Historic District Association
662 Driggs Avenue
Brooklyn, NY 11211

Frank Frischi
216 Grand Street
Brooklyn, NY 11211

Jonathan Gould
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Charles Hagen
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Steve Gerberich
642 Driggs Avenue
Brooklyn, NY 11211

Denny Tomkins
662 Driggs Avenue
Brooklyn, NY 11211

Suzannah Matalin
216 Driggs Avenue
Brooklyn, NY 11211

**NYSLA Full Board Meeting
Application for Liquor License for Pod Hotel
(NY OP 1300488 & 1300489; POD BK F&B LLC)
247 Metropolitan Avenue
Brooklyn, NY 11211**

Date of Hearing: October 11, 2017

TRANSCRIPT OF HEARING

Speaking for the SLA: Vincent G. Bradley, Chairman ("VGB")
Gresley T. Ford, Commissioner ("GTF")

Speaking for the Pod Hotel: Richard Born, Applicant ("RB")
Robert Bookman, Attorney (RBM")

[1:22:02- SLA Chairman Vincent Bradley and Commissioner Gresley Ford have returned to the Hearing Room after a Recess]

GTF: "Let me ask you something. This tarp that is going to go over these two open areas, what is it made of, is it going to be acoustic material, what?"

RB: "Yes."

GTF: "Cuz I know a lot of studios we have stuff that deflects sound down, a lot of stages I play on has material that deflects sound down."

RB: "It was designed for acoustical purposes, that is why it is there."

VGB: "OK, I have nothing else."

GTF: "Nothing else to say."

VGB: "Are you ready to vote?"

GTF: "I think so."

VGB: "Go ahead."

GTF: "Uh, having been there, and I've looked at the height of the buildings around it, uh, there's, I don't remember, I don't recall any buildings being higher than your roof. There's a building across the street that has cellular antennas on the roof that is a little bit higher, um, but that is, uh,

probably the furthest building away from you also... [unintelligible comment from the audience]... I was there, OK? Thank you."

VGB: "Please the members are voting."

GTF: "I was there. So, um, I think that with the sound mitigation that you are talking about doing, uh, the tarp over the areas being enclosed, the fact that there is not going to be any type of music, it's gonna be just conversation."

RB: "That's correct."

GTF: "Uh, no recorded, no any other kind of music, you've reduced the rooftop bar to 125, I'm going to knock it down to 100. Uh, the event space to 220, I'm going to knock it down to 200. And your hours, uh, I'm going to say 9:00 during the week, and 10:00 on the weekends. Take it or leave it, that's as far as I'm going."

RB: "May I ask a question?"

GTF: "Yes."

RB: "If we have a good record can we come back and discuss the hours?"

GTF: "You can always come back, and it is always open. So, and you have a good track record with this Authority, you have other venues that you do have live music, that has never been an issue here with us so I would think in a much more quiet conversational environment that you are talking about here, um that, uh, you know you should not have any issues, so we will take it from there."

VGB: "And you are requiring the canopy and the wall?"

GTF: "The canopy and the wall, absolutely, yes."

RB: "OK."

GTF: "For both, for both areas."

RB: "I will stipulate to both."

RBM: "Understood."

VGB: "I will agree to that."

RB: "Thank you."

SLA Staff Member: "Clarify that 10:00 is Saturday and..."

VGB: "That is what I was going to say, I will do Thursday, Friday, Saturday."

GTF: "Thursday, Friday and Saturday 10:00."

RB: "Thank you very much, thank you for listening."

GTF: "And the other thing you are going to do you are not going to be..."

VGB: [Interrupting] "And then the bottom is licensed 'til, uh, what did you ask for?"

RB: "Whatever that, nobody had a problem..."

RBM: "Yeah, the inside..."

VGB: "4 AM?"

RBM: "Yeah, I think it was..."

VGB: So I mean just for the record I find that this in the public interest I don't see how it is going to affect traffic, I don't see how it is going to affect parking in fact you have built a parking lot which is open to the public, um, and I think you have taken significant steps by offer... or stipulating that you will build a 6 foot sound wall around the premise area that is going to be outdoors, um, to mitigate sound you have also agreed to put up canopies to mitigate the sound and stipulated that there will be no music and we have limited the size of the number of people in both event spaces. I am going to say, uh, you can have only two events per week in the event space... [To Commissioner Ford] Is that all right with you?"

RB: "Yes."

GTF: "Yes"

VGB: [To Mr. Born] "I wasn't asking you." [Laughter]

RBM: "Oh, OK."

VGB: "Good luck, to everybody."

RB: "Thank you."

RBM: "Thank you very much."

*Received 1/8/19
from Capt. Higgins, NYPS, 30/9/2018 File*

94 PRECINCT BUILD THE BLOCK MEETINGS

SECTOR A

POLICE OFFICER CHRISTOPHER LEVINE

POLICE OFFICER SHANTELL MCKINNIES

WEDNESDAY FEBRUARY 20TH, 2019 6:00 PM

BUSHWICK INLET PARK

CORNER OF NORTH 9 STREET & KENT AVE

SECTOR B

POLICE OFFICER LUKASZ BANACH

POLICE OFFICER ANDREA HARO

FRIDAY FEBRUARY 1ST, 2019 6:00 PM

OUR LADY OF SNOW HALL

410 GRAHAM AVENUE, BROOKLYN, NY 11211

SECTOR C

POLICE OFFICER ALEJANDRO MONTALVO

POLICE OFFICER CHRISTOPHER SPIZUCO

THURSDAY JANUARY 24TH, 2018 6:00 PM

UNION BAPTIST CHURCH

151 NOBLE STREET, BROOKLYN, NY 11222

Please visit BuildTheBlock.NYC to find your local meeting.

Received 1/8/19

January 8, 2019

Dea.lice Fuller, Chair
Brooklyn CB 1
435 Graham Avenue
Brooklyn, NY 11211

**Re: POD BK F&B LLC
247 Metropolitan Avenue, Brooklyn, NY 11211
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Ms. Fuller:

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The POD Hotel has failed to comply with the terms that were agreed to by their owner, Richard Born, and their attorney, Robert Bookman, at the NY State Liquor Authority's licensing hearing which was conducted on October 11, 2017.

At that hearing the NY SLA required that the POD install a "canopy" made of "acoustic material" over their rooftop bar and rooftop event space. The POD has failed to do so and therefore has been operating for several months in violation of the stipulations they agreed to at the SLA licensing hearing.

We have attached to this letter a portion of the transcript of the POD's SLA hearing. In this part of the hearing, these licensing stipulations are put forth by SLA Chairman Bradley and Commissioner Ford and agreed to by the POD's owner and lawyer. If you need to verify these statements your staff can do so by reviewing the recording that was made by the SLA staff during the October 11, 2017 hearing. Or, if you wish, we can send a copy of this recording to your attention.

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RB: "Yes."

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VGB: [To Mr. Born] "I wasn't asking you." [Laughter]

RBM: "Oh, OK."

VGB: "Good luck, to everybody."

RB: "Thank you."

RBM: "Thank you very much."



District Manager's Report Community Board No. 1 Brooklyn

TO: All Board Members

**FROM: Gerald A. Esposito
District Manager**

RE: January 2018

1. Complaint Tally Sheet for December 2017.
2. NYC Department of Transportation RE: 2018 Suspension Calendar Alternate Side Parking Rules.
3. Community Board No. 1 Releases Calendar for Meeting Dates in 2018-2019.
4. Department of Sanitation RE: Operations Update
5. Department of Consumers Affairs RE: NYC Free Tax Prep
6. Danielle Zuckerman, Community Liaison, Office of NY State Senator Brian Kavanagh, 26th District RE: Response to CB#1's letter Sent to Elected Officials Regarding Cyclist Deliveries Safety Protocol Needed.
7. NYC Office of Environmental Remediation RE: 72 South Second Street, Brooklyn, NY, Application Fact sheet.
8. NYC Office of Environmental Remediation RE: 177 Bayard Street Brooklyn, NY, Application Fact Sheet.
9. NYC Office of Environmental Remediation RE: 658 Driggs Avenue, Brooklyn, NY, Application Fact Sheet.



COMMUNITY BOARD NO. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: cb01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1

BON ENOC L. ADAMS
BROOKLYN BOROUGH PRESIDENT



VACANT
FIRST VICE-CHAIRMAN
DEB. TEAGUE
SECOND VICE-CHAIRPERSON
STEVEN J. WEINBERG
THIRD VICE-CHAIRMAN
KARLA VERA
FINANCIAL SECRETARY
SONJA WISZMAN
RESOLUTIONS SECRETARY
FRANK A. CAPORZANO
MEMBER AT LARGE

DEBBIE KULLER
CHAIRPERSON
GERALD A. ESPOSITO
DISTRICT MANAGER

BON STEPHEN T. LEVIN
COUNCILMEMBER, 13th CD
BON ANTONIO STANWOOD
COUNCILMEMBER, 14th CD

January 9, 2018

TO: ALL BOARD MEMBERS
FROM: GERALD A. ESPOSITO, DISTRICT MANAGER
RE: COMPLAINT TALLY SHEET - December 2017

TALLY	
DEP	
AIR	
NOISE	2
WATER	1
SEWER BREAK	
SEWER BACKUP	
CATCH BASIN	
HYDRANT	4
DGS	
DESTRUCTIVE AUTOMOBILES	1
BULK PICKUP	3 material not picked up
REGULAR PICKUP	2
LOT CLEANING	
LINERWEPT STREET LITTER	2
SNOW REMOVAL	
ENFORCEMENT	2 garbage not maintained
BASKET REQUESTS	1
SIGNS	
RECYCLING	1 no pickup
HEALTH DEPT	
PEST CONTROL	2 rmb
LOT CLEANING	
ASSISTANCE	
DOCUMENTS	1
HOUSING AUTHORITY	
APPLICATION	
SERVICE	
ELEVATOR	
OTHER	1 parking lot
SENIOR HOUSING	1 information
FIRE DEPT	
SERVICE	3
EQUIPMENT	
ANIMAL CONTROL	
HPD	
SEAL-UP	
DEMO	
HEAT/HOT WATER	
CODE ENFORCE	2 No gas
RELOCATION	
RENT CONTROL	
OTHER	1 info on DCHR
BUILDINGS DEPT	10 info and complaints
REFERRALS	
LEGAL	2 information
STATE	1
FEDERAL	2 open office

NATIONAL GRID	1	plater
EDUCATION		
SCHOOL REGION		
SCHOOL PS		
JHS		
HS		
COLLEGE		
OTHER	1	Information
FRA		
SOCIAL SERVICES		
MEDICAD		
PUBLIC ASSISTANCE		
FOOD STAMPS	1	
OTHER	2	Nonpass Services
DCAS		
REAL ESTATE		
PARKS DEPT		
TREE REQUESTS	2	complaints
TREE REMOVAL	1	stamp
PRUNING	1	low business
SPRAYING		
POOLS		
GREEN STREET		
PARKS	1	cleanliness
POLICE DEPT.		
PROTECTION	1	
DRUGS	1	
PARKING	16	Illegal parking
CRIME	1	
MTA		
DOT		
HIGHWAYS	2	(H&M)
POT HOLES	2	
PLATES	2	
SIDEWALK	3	obstruction
CAVE-IN		
METERS	1	absence of parking meters
SIGNS	4	
TRAFFIC LIGHTS	2	requests
TRENCH WORK (A DEPT)	1	
STREET LIGHT		
CON EDISON		
IMPO REQUESTS	312	
VERIZON CABLE		
DCU	2	
LICENSE	2	Contractor
ARCADE/BLOSS		
OTHER		
TOTAL	409	

Respectfully submitted,
Marie Bucca Wallin
Assistant District Manager



COMMUNITY BOARD NO. 1
435 GRAHAM AVENUE - BROOKLYN, NY 11211

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: cb01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1

HON. ERIC L. ADAMS
BROOKLYN BOROUGH PRESIDENT



RAED ABRAMSON PERLSTEIN
FIRST VICE-CHAIRMAN

DEI TRAGIS
SECOND VICE-CHAIRPERSON

STEPHEN J. WINDSING
THIRD VICE-CHAIRMAN

MARIA VERA
FINANCIAL SECRETARY

BONIA IGLESIAH
RECORDING SECRETARY

PHILIP A. CARNEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

GERALD A. ESPOSITO
DISTRICT MANAGER

HON. STEPHEN T. LEVIN
COUNCILMEMBER, 39th CD

HON. ANTHONY REYNOLDS
COUNCILMEMBER, 54th CD

Press Release 11-15-2017
For Immediate Release

Community Board No. 1 Releases
Calendar for
Meeting Dates in 2018-2019

Chairperson Dealice Fuller was pleased to announce that the members of Community Board No. 1 have approved a calendar for the year 2018-2019. The following is a listing of dates that meetings are scheduled to occur:

2018

Tuesday	1/08	*Tuesday	7/10 (*Scheduled if
Tuesday	2/13	* Tuesday	8/14 needed.)
Tuesday	3/13	Wednesday	9/12
Tuesday	4/10	Tuesday	10/09
Tuesday	5/08	Tuesday	11/13
Tuesday	6/12	Tuesday	12/11

2019

Tuesday	1/08
Tuesday	2/12
Tuesday	3/12

2018

Tues.	1/08
Tues.	2/13
Tues.	3/13
Tues.	4/10
Tues.	5/08
Tues.	6/12
* Tues.	* 7/10 (*Scheduled if
* Tues.	8/14 needed.)
Wed.	9/12
Tues.	10/09
Tues.	11/13
Tues.	12/11

2019

Tues.	1/08
Tues.	2/12
Tues.	3/12

All meeting dates are subject to change.

Mr. Gerald A. Esposito, District Manager, related the combined Public Hearings and Board Meetings are usually held on the second Tuesday of the month at 6:00 PM, unless otherwise indicated. All meeting dates are subject to change. All meetings are generally held at the Swinging 60's Senior Center, 211 Ainslie Street, Brooklyn, NY 11211 (Corner of Manhattan Avenue). For information regarding this press release please contact District Manager Mr. Esposito at (718) 389-0009. See our website for additional information: www.nyc.gov/brooklyncb1.

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Alternate Side Parking Rules

2018 Suspension Calendar

New Year Day	Jan 1, Mon
Martin Luther King, Jr.'s Birthday	Jan 15, Mon
Lincoln's Birthday	Feb 12, Mon
Ash Wednesday	Feb 14, Wed
Asian Lunar New Year	Feb 16, Fri
Washington's Birthday (Pres. Day)	Feb 19, Mon
Purim	Mar 1, Thurs
Holy Thursday	Mar 29, Thurs
Good Friday	Mar 30, Fri
Passover (1st/2nd Days)	Mar 31-Apr 1, Sat-Sun
Holy Thursday (Orthodox)	Apr 5, Thurs
Good Friday (Orthodox)	Apr 6, Fri
Passover (7th/8th Days)	Apr 6-7, Fri-Sat
Solemnity of the Ascension	May 10, Thurs
Shrove (O'Day)	May 20-21, Sun-Mon
Memorial Day	May 28, Mon
Juneteenth (Juneteenth)	Jun 15-17, Fri-Sun
Independence Day	July 4, Wed
Feast of the Assumption	Aug 15, Wed
MLK-Week (EMLK-Week)	Aug 21-23, Tues-Thurs
Labour Day	Sept 3, Mon
Rosh Hashanah	Sept 10-11, Mon-Tues
Yom Kippur	Sept 19, Wed
Succoth (2 Days)	Sept 24-25, Mon-Tues
Shemini Atzereth	Oct 1, Mon
Simchas Torah	Oct 2, Tues
Columbus Day	Oct 8, Mon
All Saints Day	Nov 1, Thurs
Diwali	Nov 6, Tues
Election Day	Nov 6, Tues
Veterans Day (Observed)	Nov 12, Mon
Thanksgiving Day	Nov 22, Thurs
Immaculate Conception	Dec 8, Sat
Christmas Day	Dec 25, Tue

Information

Alternate Side Parking Regulations may be suspended from time to time because of snow, inclement weather or other emergencies. Please visit our website at nyc.gov/dot or dial 311 for further information.

TTY Deaf or Hearing-Impaired, dial (212) 504-4115.

Did You Know?

What's in a name? Do you know the difference in the meaning of these parking signs?

	NO STOPPING	NO STANDING	NO PARKING
Can I stop to drop off or pick up passengers?	No	Yes	Yes
Can I stop to load or unload a package, or merchandise at curbside?	No	No	Yes
Is waiting allowed?	No	No	No

All of NYC was designated a Tow Away Zone under the State's Vehicle & Traffic law in 1959. This means that any vehicle parked or operated illegally, or with missing or expired registration or inspection stickers may be towed.

On **MAJOR LEGAL HOLIDAYS**, stopping, standing and parking are permitted except in areas where stopping, standing and parking rules are in effect seven days a week (for example, "No Standing Anytime"). Accordingly, parking meters will not be in effect on major legal holidays.

Double-parking of passenger vehicles is illegal at all times, including street cleaning days, regardless of location, purpose or duration.

It is illegal to park within 15 feet of either side of a fire hydrant. Painted curbs at hydrant locations **DO NOT** indicate where you can park.

An occupied, illegally parked vehicle causes the same safety hazard and congestion as an unoccupied vehicle. Be responsible and park legally.

More signs than you can imagine



Translated versions of this document are available by contacting 311 or by going to nyc.gov/dot or nyc.gov/dot/asprules



DSNY Operations Update 01-04-18

Ehrhardt, Henry (DSNY)

Sent: Thursday, January 04, 2018 2:49 PM

Attachments: Snow Removal Your Response-1.pdf (78 KB) ; snow_laborers_final.pdf (698 KB) ; Snow Operations FAQ.pdf (301 KB)



sanitation

TO: ELECTED OFFICIALS & COMMUNITY BOARDS

01/04/2018

Subj: Operations Update

DSNY has a winter storm operation in effect.

Forecast

The City of New York experienced a snow fall that began in the early morning hours through rush hour. Snow is expected to continue throughout the afternoon. Accumulations of up to 8" or more may occur in parts of the city. Temperatures are dropping this evening into the single digits; wet roads may freeze overnight, watch for black ice condition.

Snow Equipment Deployed

The Department has more than 693 spreaders and 1499 plows deployed.

The equipment is operating throughout the five boroughs in each of the City's 59 Sanitation Districts.

Additionally we have 131 pieces of equipment from other city agencies, including DOT, DEP, and Parks.

DSNY Command Borough	Equipment: Spreaders	Equipment: Plows	Equipment: Other City Agencies Plows	Equipment: Total Spreaders & Plows
Manhattan	31	240	13	334
Bronx	113	217	20	352
BKN – CB's 1-5, 8, 9, 16-17	70	169	11	250
BKS – CB's 6, 7, 10-15, and 18	98	206	20	324
QW – CB's 1-6, and 9	92	183	13	288
QE – CB's 7, 8, and 10-14	148	328	36	512
Staten Island	89	156	18	263
Total:	693	1499	131	2323

Emergency Snow Laborers

Will be employed tomorrow, Friday, January 5th beginning at 8am. Individuals who are interested in being employed as an Emergency Snow Laborer who are not already registered should bring two passport-sized photos, two forms of ID, and their Social Security card to any DSNY garage between 7am and 3pm to register.

Sidewalks

Property owners and store fronts are reminded to clear their sidewalk areas of snow and ice.

Alternate Side Parking (ASP)

ASP for street cleaning is suspended today (Thursday), tomorrow (Friday) and Saturday.

Trash, Organics & Recycling Collection

Collection is suspended today, Thursday, January 4th to facilitate snow operations. Residents should continue to place their properly packaged materials out according to their regular schedule (after 4pm the evening before their scheduled collection day). We will advise as collection is resumed. There will be delays due to ongoing snow operations. Snow should be cleared from around placed out material so it is visible and accessible to Sanitation workers.

HENRY A. EHRHARDT
Director
Bureau of Community Affairs

NYC Department of Sanitation
646-885-4503 | nyc.gov/sanitation
hehrhardt@dcsny.nyc.gov

New York's Strongest
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Department of Consumer Affairs: NYC Free Tax Prep

Ortiz, Carlos (DCA)

Sent: Thursday, January 04, 2018 1:32 PM
To: Rahman, Tanjila (DCA); Riley, Fred (DCA)
Attachments: Literature Request Form.pdf (107 KB)

Dear District Manager:

Many New Yorkers qualify to file their taxes for free — but often spend hundreds of dollars to have their taxes prepared.

We need your help spreading the word about NYC Free Tax Prep!

New Yorkers who earned \$66,000 or less in 2017 may qualify for free tax preparation services, including online filing at nyc.gov/taxprep and in-person filing with an IRS certified VITA/TCE volunteer preparer. NYC Free Tax Prep sites are operated by community-based organizations in partnership with the Department of Consumer Affairs (DCA).

DCA is excited to collaborate with you to ensure that your clients know that they may be eligible for free tax preparation. We can deliver brochures and posters to your location(s) **completely free of charge**. Please complete the attached **2018 Tax Season Literature Request Form** and email it to NYCTaxInitiative@dca.nyc.gov. If you would like to order materials for multiple locations, please list all orders in a single sheet.

As we prepare for the 2018 tax season, our network of providers is recruiting and training volunteers. If members of your staff or network are interested in volunteering, please visit nycservice.org. Volunteers with NYC Free Tax Prep work one-on-one with clients to prepare returns and help them claim important tax benefits like the Earned Income Tax Credit (EITC). Volunteers receive high-level training and support with every return while seeing the impact of their work immediately and gaining hands-on knowledge of the tax system. NYC Free Tax Prep has more than 200 sites throughout the city. Sites are open every day, including evenings and weekends, making the volunteer commitment easy to schedule.

For more information, please visit nyc.gov/taxprep. For information about materials or the ordering process, please contact me at NYCTaxInitiative@dca.nyc.gov.

Thank you!

Carlos

Carlos A. Ortiz
Director of Community Affairs
NYC Department of Consumer Affairs
(212) 436-0345
www.nyc.gov/consumers

FW: Cyclist Safety Proposals

BK01 (CB)

Sent: Thursday, January 04, 2018 2:48 PM

To: BK01 (CB)

From: Danielle Zuckerman [dzuckerman.nysenate@gmail.com]

Sent: Thursday, January 04, 2018 2:34 PM

To: BK01 (CB)

Subject: Cyclist Safety Proposals

Hi Mr. Esposito,

Thanks for reaching out with your proposals for legislation relating to bicycle and scooter safety following the fatal incident in December. I'll share them with my team.

Please don't hesitate to be in touch with me directly when any other issues come up!

Best,
Danielle

Danielle Zuckerman

Community Liaison

Office of NY State Senator Brian Kavanaugh, 26th District

[212-798-5565](tel:212-798-5565)

Cyclist Deliveries Safety protocol needed

BK01 (CB)

Sent: Wednesday, December 20, 2017 12:49 PM

To: AReynoso@council.nyc.gov; Chief of Staff [minna.elias@mail.house.gov]; [Gutierrez, Jennifer \[JGutierrez@council.nyc.gov](mailto:Gutierrez, Jennifer [JGutierrez@council.nyc.gov)]; lema1j@assembly.state.ny.us; stephenlevin9@yahoo.com; gethelp@pubadvocate.nyc.gov; DAbramson@cityhall.nyc.gov; [Eric Radezky \[radezkye@assembly.state.ny.us](mailto:Eric Radezky [radezkye@assembly.state.ny.us)]; [Eric Adams \(bpericadams@gmail.com](mailto:Eric Adams (bpericadams@gmail.com)); EAdams@brooklynbp.nyc.gov; JBoucher@council.nyc.gov; DavidAM@nyassembly.gov; Drew.Gabriel@exec.ny.gov; jpierre@comptroller.nyc.gov; vanisj@nyassembly.gov; [Baruch, Bennett \(BROOKLYNBP\) \[BBeruch@brooklynbp.nyc.gov](mailto:Baruch, Bennett (BROOKLYNBP) [BBeruch@brooklynbp.nyc.gov)]; dilan@senate.state.ny.us; evelyn.cruz@mail.house.gov; POMB02AJ@brooklynDa.org

Dear Elected Official ,

Yesterday , There was a Tragic Fatal Accident @ the intersection of Graham Avenue & Metropolitan Avenue where a delivery cyclist allegedly lost control of his bicycle and slid under a truck.

We are respectively requesting that legislation be immediately introduced requiring that Businesses/individuals in this trade :

- A. Are required to be given proper training on Bicycle Safety/Scooter Safety
- B. That the bicycle/scooter is required to be retrofitted to carry packages/bags to allow the operator the freedom to use both hands to control the handlebars (steering safety) (*and NOT use one hand to carry the order)

Working for a Safer Williamsburg/Greenpoint

Sincerely

Dealice Fuller
Chair

Gerald A. Esposito
District Manager

Public Comment Period

December 22, 2017
to
January 21, 2018

Where can I view project documents?

Online at:

<https://www.nyc.gov/html/uer/html/repository/RBrooklyn.shtml>

Internet access to view documents is available at the public library. The closest location is:

Brooklyn Public Library
Williamsburg Branch
340 Division Avenue
Brooklyn, NY 11211

Please call (718) 302-3485 for hours of operation

Whom can I contact for project information?

Samantha Catalanotto
Project Manager
NYCOER
100 Gold Street, 2nd Floor
New York, NY 10038
212-788-2676
scatalanotto@dep.nyc.gov

and

Shaminder Chawla
Deputy Director
NYCOER
(212) 442-3007
shaminderc@dep.nyc.gov

For more information visit:
www.nyc.gov/uer

NYC VCP Cleanup Plan Available for Review and Comment

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). An application has been submitted by Brooklyn Bardo 72 LLC for enrollment of the property located at 72 South Second Street in the Williamsburg section in Brooklyn, New York and identified as Block 2416, Lot 7 into the VCP. The Remedial Investigation Report (RIR) details the results of an environmental investigation at the site including the nature and extent of contamination. The draft Remedial Action Work Plan (RAWP) proposes remedial actions to address contamination delineated in the RIR.

Public Comments on the RAWP

OER is accepting public comments on the draft RAWP for 30 days until January 21, 2018. The RIR and draft RAWP are available for review at the document repositories identified in the box on the left including a public library branch and through a link to OER's website. Comments should be sent to Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

Site Description

The 1,250-square foot Site is currently undeveloped. The proposed future use of the Site will be a 5-story mixed-use residential and commercial building with a full cellar. The cellar will be used for utilities and storage. There will be a commercial space and community facility on the 1st floor, and residential spaces on floors 2-5.

Summary of RIR

The environmental investigation identified one pesticide and three metals above soil cleanup guidelines. Soil vapor identified low levels of petroleum related compounds and low levels of chlorinated volatile organic compounds (CVOCs) in multiple soil vapor samples.

Summary of the Remedy

The specific elements of the proposed remedial action include:

- Preparation of a Community Protection Statement and performance of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan.
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
- Selection of Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs).
- Excavation and removal of soil/fill exceeding Unrestricted Use (Track 1) SCOs. The entire site will be excavated to a depth of approximately 10 feet below grade for development purposes. A small portion of property will be excavated to the depth of 15 feet below grade for the elevator pit.
- Management of excavated materials including temporarily stockpiling and segregating in accordance with defined material types and to prevent co-mingling of contaminated material and non-contaminated materials.
- Removal of underground storage tanks (if encountered) and closure of petroleum spills (if evidence of a spill/leak is encountered during Site excavation) in compliance with applicable local, State and Federal laws and regulations.
- Transportation and off-Site disposal of all soil/fill material at licensed or permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal, and this plan. Sampling and analysis of excavated media as required by disposal facilities. Appropriate segregation of excavated media on-Site.
- Collection and analysis of four (4) end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
- Performance of all activities required for the remedial action, including acquisition of required permits and attainment of pretreatment requirements, in compliance with applicable laws and regulations.
- Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, lists any changes from this RAWP, and describes all Engineering and Institutional Controls to be implemented at the Site.

Next Steps

OER will review the draft RAWP and consider all public comments submitted during the comment period before it approves a final RAWP. The approved RAWP will be placed on OER's website and a second fact sheet will be issued before remedial work begins.

If you have any questions or know of any neighbor that would like to be added to the site contact list, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants and/or post it in a prominent area of your building. For information regarding New York City's Voluntary Cleanup Program, please visit our website at: www.nyc.gov/oer

Direct Link to Document Repository: <http://www.nyc.gov/html/oer/html/repository/RBrooklyn.shtml>

or scan with your smart phone to access document repository:



Figure 1 – Site Location Map



Figure 2 – Site Map



NYC VCP Cleanup Plan Available for Review and Comment

Public Comment Period

December 28, 2017
To
January 27, 2018

Where can I view project documents?

Online at:

<http://www.nyc.gov/html/oeer/html/repository/RBrooklyn.shtml>

Internet access to view documents is available at the public library. The closest location is:

Brooklyn Public Library
Greenpoint Library
107 Norman Ave
Brooklyn, NY 11222

Please call (718) 349-8504 for hours of operation

Whom can I contact for project information?

Alystra Alfieri
Project Manager
NYCOER
100 Gold Street, 2nd Floor
New York, NY 10038
112-788-7527
alfieri@dep.nyc.gov

and

Shaminder Chawla
Deputy Director
NYCOER
(212) 442-3007
Schawla@dep.nyc.gov

For more information visit:
www.nyc.gov/oeer

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). An application has been submitted by Ches Parnes for enrollment of the property located at 177 Bayard Street in the Greenpoint section of Brooklyn, New York and identified as Block 2720, Lot 41 to the VCP. The Remedial Investigation Report (RIR) details the results of an environmental investigation at the site including the nature and extent of contamination. The draft Remedial Action Work Plan (RAWP) proposes remedial actions to address contamination delineated in the RIR.

Public Comments on the RAWP

OER is accepting public comments on the draft RAWP for 30 days until January 27, 2018. The RIR and draft RAWP are available for review at the document repositories identified in the box on the left including a public library branch and through a link to OER's website. Comments should be sent to Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

Site Description

The Site is 2,050 square and is currently a one story industrial manufacturing building covering most of the lot. The proposed use of the Site will consist of a four story residential building with a partial cellar.

Summary of RIR

The environmental investigation identified several Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs), and metals were detected above soil cleanup objectives. Pesticides and PCBs were not detected. Groundwater on site was found to have levels of VOCs, SVOCs and some native metals above groundwater quality standards. Soil vapor results indicated elevated levels of petroleum related VOCs and low levels of chlorinated VOCs in all soil vapor samples above monitoring levels established by the New York State Department of Health.

Summary of the Remedy

The specific elements of the proposed remedial action include:

- Preparation of a Community Protection Statement and performance of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Establishment of Track 4 Site-specific Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill for installation of additional footings, new slab and SSDS. Approximately 346 tons of soil/fill will be removed for this excavation;
- Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID. Appropriate segregation of excavated media on-site;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Construction of an engineered composite cover consisting of a six-inch thick concrete slab, two foot clean soil cap or a 6-inch concrete slab in the rear yard area to prevent human exposure to residual soil/fill remaining under the Site;
- Installation of a vapor barrier system consisting of an epoxy resin over the existing cellar floor and existing cellar sidewalls and a 20 mil polyethylene barrier under the building slab to mitigate soil vapor migration into the building;
- Installation of an active sub-slab depressurization system (SSDS);
- Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, lists any changes from this RAWP, and describes all Engineering and Institutional Controls to be implemented at the Site;
- Submission of an approved Site Management Plan (SMP) in the Remedial Action Plan (RAR) for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency; and
- The property will continue to be registered with an E-Designation at the NYC Buildings Department;

Next Steps

OER will review the draft RAWP and consider all public comments submitted during the comment period before it approves a final RAWP. The approved RAWP will be placed on OER's website and a second fact sheet will be issued before remedial work begins.

If you have any questions or know of any neighbor that would like to be added to the site contact list, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants and/or post it in a prominent area of your building. For information regarding New York City's Voluntary Cleanup Program, please visit our website at: www.nyc.gov/oer

Direct Link to Document Repository: <http://www.nyc.gov/html/oer/html/repository/RBrooklyn.shtml>

Or scan with your smart phone to access document repository:



Figure 1 – Site Location Map



Figure 2 – Site Map

**NYC VCP Cleanup Plan
Available for Review and Comment****Public Comment Period**December 22, 2017
to
January 21, 2018**Where can I view project documents?**

Online at:

<http://www.nyc.gov/html/oeer/html/repository/RBrooklyn.shtml>

Internet access to view documents is available at the public library. The closest location is:

Brooklyn Public Library
Leonard Library Branch
81 Devoe Street
Brooklyn, NY 11211

Please call (718) 486-6006 for hours of operation

Whom can I contact for project information?Samantha Catalanotto
Project Manager
NYCOER
100 Gold Street, 2nd Floor
New York, NY 10038
212-788-2676
scatalanotto@dep.nyc.gov

and

Shaminder Chawla
Deputy Director
NYCOER
(212) 442-3007
shaminderc@dep.nyc.govFor more information visit:
www.nyc.gov/oeer

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). An application has been submitted by RS JZ Driggs, LLC for enrollment of the property located at 658 Driggs Avenue in the Williamsburg section in Brooklyn, New York and identified as Block 2366, Lot 21 into the VCP. The Remedial Investigation Report (RIR) details the results of an environmental investigation at the site including the nature and extent of contamination. The draft Remedial Action Work Plan (RAWP) proposes remedial actions to address contamination delineated in the RIR.

Public Comments on the RAWP

OER is accepting public comments on the draft RAWP for 30 days until January 21, 2018. The RIR and draft RAWP are available for review at the document repositories identified in the box on the left including a public library branch and through a link to OER's website. Comments should be sent to Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

Site Description

The 5,822-square foot Site is currently an asphalt-paved lot used for storage of granite, stone slab building materials. The proposed future use of the Site will be a 5-story mixed commercial and residential building with a full cellar. The cellar will be used for residential and retail storage, and mechanical rooms. The ground level will be used for commercial retail space and a residential lobby. The second through fifth floors will be utilized as residential apartments.

Summary of RIR

The environmental investigation identified one VOC and one metal above cleanup guidelines. Groundwater identified three metals above the Ambient Water Quality Standard. Soil vapor identified low levels of petroleum related compounds and low levels of chlorinated volatile organic compounds (CVOCs) in multiple soil vapor samples.

Summary of the Remedy

The specific elements of the proposed remedial action include:

- Preparation of a Community Protection Statement and performance of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan.
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
- Selection of Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs).
- Excavation and removal of soil/fill exceeding Unrestricted Use (Track 1) SCOs. The entire footprint of the building area (almost 100% of the property, there are some setbacks) will be excavated to a depth of approximately 17 feet below grade for development purposes. A small portion of property in the south-central portion will be excavated to the depth of 22 feet below grade for elevator pits. Approximately 4,800-5,250 tons of soil/fill will be removed from the Site and property disposed at an appropriately licensed or permitted facility.
- Management of excavated materials including temporarily stockpiling and segregating in accordance with defined material types and to prevent co-mingling of contaminated material and non-contaminated materials.
- Removal of all UST's that are encountered during soil/fill removal actions. Registration of tanks and reporting of any petroleum spills associated with UST's and appropriate closure of these petroleum spills in compliance with applicable local, State and Federal laws and regulations.
- Transportation and off-Site disposal of all soil/fill material at licensed or permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal, and this plan. Sampling and analysis of excavated media as required by disposal facilities. Appropriate segregation of excavated media on-Site.
- Collection and analysis of three (3) end-point samples to determine the performance of the remedy with respect to attainment of Track 1 SCOs.
- Performance of all activities required for the remedial action, including acquisition of required permits and attainment of pretreatment requirements, in compliance with applicable laws and regulations.
- Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and lists any changes from this RAWP.

Next Steps

OER will review the draft RAWP and consider all public comments submitted during the comment period before it approves a final RAWP. The approved RAWP will be placed on OER's website and a second fact sheet will be issued before remedial work begins.

If you have any questions or know of any neighbor that would like to be added to the site contact list, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants and/or post it in a prominent area of your building. For information regarding New York City's Voluntary Cleanup Program, please visit our website at: www.nyc.gov/oer

Direct Link to Document Repository: <http://www.nyc.gov/html/oer/html/repository/RBrooklyn.shtml>

or scan with your smart phone to access document repository:



Figure 1 – Site Location Map



Figure 2 – Site Map

